DRAFT FINDING OF SUITABILITY TO TRANSFER

(FOST)

Fort Monmouth, New Jersey

Fort Monmouth, Charles Wood Area

March, 2013

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1. PURPOSE

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of certain parcels at Fort Monmouth (FTMM) for transfer to the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) consistent with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense (DOD) policy. In addition, the FOST includes the CERCLA Notice, Covenant, and Access Provisions and other Deed Provisions and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

2. PROPERTY DESCRIPTION

For purposes of planning the redevelopment and supporting the transfer of the property at FTMM, the Army and FMERA have established plans to transfer certain property initially, Phase 1 Property, and then a second portion of the property (Phase 2 Property), at later dates. The Phase 1 Property has been divided into Parcels as shown on Figures 1 and 2, Enclosure 1. The FTMM property covered by this FOST includes Parcels B, C1, C, F, Howard Commons Parcel and the Golf Course Parcel (together, "Property") less certain areas that are not ready for transfer (hereafter referred to as "carve out areas"). Parcel E has already been transferred to FMERA.

The primary mission of FTMM was to provide command, administrative, and logistical support for Headquarters, U.S. Army Communications and Electronics Command (CECOM). CECOM is a major subordinate command of the U.S. Army Material Command (AMC). Fort Monmouth served as the center for the development of the Army's Command and Control Communications, Computers, Intelligence, Sensors and Reconnaissance (C4ISR) systems, which were the primary tenants of the installation. Much of the Army's research and development of high-tech systems was done at Fort Monmouth. The support provided by the Garrison was used by tenant activities in the performance of research, development, procurement, and production of prototype communications and electronics equipment for use by the U.S. Armed Forces. FTMM is divided into three areas: Main Post (MP), the Charles Wood Area (CWA) and the Evans Area (EA). The MP provided supporting administrative, training, and housing functions, as well as many of the community and industrial facilities for FTMM. These facilities are distributed across the property, with no distinct clustering of functions. The CWA was used primarily for research and development (R&D), testing, housing, and recreation. The CWA research, development and testing facilities occupy the southwest corner of the sub-post. The northwest corner formerly held residential units but is currently undeveloped. Residential units currently occupy the southeastern boundary and the golf course occupies the northeast corner.

FTMM is located in the central-eastern portion of New Jersey in Monmouth County, approximately 45 miles south of New York City, 70 miles northeast of Philadelphia, and 40 miles east of Trenton. The Atlantic Ocean is approximately 3 miles to the east. Fort Monmouth falls within the Boroughs of Eatontown, Oceanport, and Tinton Falls. The CWA is in the Eatontown and Tinton Falls Boroughs.

The CWA area was acquired by the Army in 1941. The CWA tract included the former Monmouth County Country Club (originally Sun Eagles Country Club), Olmstead Gardens, and areas currently occupied by the golf course; the Howard Commons housing area; Myer Center area and Area 400. The Sun Eagles County Club was constructed in the 1920s and included a clubhouse (currently Gibbs Hall), an eighteen-hole golf course, a polo field, and an airfield. In 1941, a 7,000 troop cantonment area was built on the land including barracks, mess halls, a school building, an office building, a recreation hall, a Post Exchange, an infirmary, and a Chapel. The southeast corner of CWA was developed for R&D, which included Eatontown Signal Laboratories. Eatontown Laboratory was constructed in 1941-1942. The Eatontown Signal Laboratory was renamed Watson Laboratories in 1945 and subsequently moved to Rome, New York in 1951. A new R&D facility, the Meyer Center (Building 2700), was completed in 1954. R&D activities that had formerly been conducted at Squire Laboratory and some activities from the Evans Area were transferred to the Myer Center. The laboratories within the Myer Center facility developed state of the art electronic and communications equipment for use by the U.S. Armed Forces.

This FOST also covers a portion of the Main Post as shown on Figure 2. This area was primarily used for the Military Academy Prep School as well as office space. This part of the property is considered Property Transfer Parcel B.

It should be noted that certain parts of the CWA will not be included in this FOST as they have either already been transferred (Property Transfer Parcel, Parcel E) or are not ready to be transferred due to on-going evaluation or remediation on these properties and are considered "carve out" areas (see Figure 1, Enclosure 1).

3. ENVIRONMENTAL DOCUMENTATION

A determination of the environmental condition of the property was made based upon the:

- U.S. Army BRAC 2005 Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, Final, 29 January 2007.
- Fort Monmouth Reuse and Redevelopment Plan, Final Plan, 22 August 2008.
- U.S. Army BRAC 2005 Site Investigation Report Fort Monmouth, Final, 21 July 2008.
- Final Environmental Assessment of the Implementation of Base Realignment and Closure at Fort Monmouth, New Jersey, March 2009.
- Final Finding of No Significant Impact Environmental Assessment of the Disposal and Reuse of Fort Monmouth, New Jersey, February 2010.

• U.S. Army, Environmental Condition of Property Update Report (Phase 1A Properties), Fort Monmouth, Monmouth County, New Jersey, March 21, 2013.

The information provided is a result of a complete search of agency files during the development of these environmental surveys.

A complete list of documents providing information on environmental conditions of the property is attached (Enclosure 2).

4. ENVIRONMENTAL CONDITION OF PROPERTY

The DOD Environmental Condition of Property (ECP) categories for the property are as follows (also see Figures 1 and 2, Enclosure 1). ECP Category definitions are provided on Table 1, Enclosure 3.

ECP Category 1:

- Pine Brook residential housing area, General Storage Warehouse (ECP Parcel 1);
- Golf Course and residential housing (ECP Parcel 9);
- Former residential buildings 2004 2012 (ECP Parcel 13);
- Undisturbed area along SW portion of Parkers Creek (ECP Parcel 20);
- Child Development Center, residential housing and former sanitary treatment plant (ECP Parcel 35);
- Southwest section of CWA around buildings 2707 and 2567 (ECP Parcel 27);
- Myers Center (Building 2700) and (ECP Parcel 15 except for small area around former lime pit CW-2);
- Majority of ECP Parcel 28 (some parts of this parcel are still considered Category 7 due to on-going investigations or are not categorized);
- Former housing areas in the northwest portion of the CWA (ECP Parcel 14 except for small former tank area in ECP Parcel 14 that is a Category 2); and
- A portion of the Main Post (ECP Parcel 36).

ECP Category 2:

- Sewage Lift Station Building 2603 (FTMM-63) (ECP Parcel 2);
- Former underground storage tank (UST) Building 3050 (ECP Parcel 3);
- Former UST 3027 (ECP Parcel 4);
- Former UST Building 3021 (ECP Parcel 5);
- Underground storage tank (UST) (UST-2043-36) at Building 2043 (ECP Parcel 8),
- Former UST at Building 2000 (ECP Parcel 10),
- UST (UST-2067-37) at Building 2067 (ECP Parcel 11);
- Former #2 fuel oil UST at building 2275, (portion of ECP Parcel 14);
- Former #6 fuel oil USTs (UST-2700-35 thru 39) (ECP Parcel 17);
- Former #2 fuel oil UST (UST-2700-61) (ECP Parcel 18);
- Former #2 fuel oil UST (UST-2337-65) (ECP Parcel 19);
- Former #2 fuel oil UST (UST-2707-40) (ECP Parcel 22);

- Former gasoline USTs (UST-2500-52 thru 56) (ECP Parcel 23);
- Former #2 fuel oil UST (UST-2502-13) (ECP Parcel 24);
- Former #2 fuel oil UST (UST-2503-14) (ECP Parcel 25);
- Former #2 fuel oil UST (UST-2504-15) (ECP Parcel 26);
- Former #2 fuel oil UST (UST-2561-31) (ECP Parcel 29);
- Former gasoline UST (UST-2562-41) (ECP Parcel 30);
- Former #2 fuel oil UST (UST-2537-27) (ECP Parcel 31);
- Former #2 fuel oil UST (UST-2534-24) (ECP Parcel 33); and
- Army & Air Force Exchange Service (AAFES) Gasoline Station (FTMM-58) (ECP Parcel 34).

ECP Category 3:

- Former sludge disposal (ECP Parcel 6); and
- Small portion of ECP Parcel 15 around former lime pit CW-2.

ECP Category 4:

- IRP Site FTMM-28 (CW-6) former pesticide storage Building 2044 and three USTs at Building 2044 (ECP Parcel 7);
- IRP site FTMM-29 (CW-7) former PCB transformer location (ECP Parcel 12);
- A portion of ECP Parcel 16 (CW-1; FTMM-22) that has been remediated (remainder of Parcel 16 is still undergoing remediation and will not be transferred at this time); and
- Former Indoor Small Arms Range (Bldg. T-2537) (ECP Parcel 32).

A summary of the ECP categories for specific buildings, parcels, or operable units and the ECP category definitions is provided in Table 1 – Description of Property (Enclosure 3).

4.1 Environmental Remediation Sites

4.1.1 Installation Restoration Program

The Army's program for performing remedial actions is known as the Installation Restoration Program (IRP). Table 4-1 presents the sites at the CWA that have been completed under the IRP.

Table 4-1 Charles Wood Area No Further Action Installation Restoration Program Sites

AEDB-R Number	Site Name	Status
FTMM-23	CW-2 Wastewater Treatment Lime Pit (within ECP Parcel 15)	No Further Action (NFA) approved by NJDEP (May, 8, 2012 and October 17, 2012)
FTMM-24	CW-3 Suspected Landfill (within ECP Parcel 27)	NFA approved by NJDEP (January 12, 1998)
FTMM-26	CW-4 Indoor Small Arms Range (ECP	NFA approved by NJDEP (April 26, 2007)

AEDB-R	Site Name	Status
Number		
	Parcel 32)	
FTMM-27	CW-5 Former Charles Wood Sanitary	NFA approved by NJDEP (April 4, 1996)
	Treatment Plant (within Parcel 35)	
FTMM-28	CW-6 Former Pesticide Storage Building	NFA approved by NJDEP (April 30, 2012)
	2044 (ECP Parcel 7)	
FTMM-29	CW-7 Former PCB Transformer Location	NFA pending NJDEP approval (concurrence letter on
	(ECP Parcel 12)	draft deed notice January 29, 2013)
FTMM-30	CW-8 Sewage Lift Pumping Station (ECP	NFA approved by NJDEP (November 7, 1994)
	Parcel 2)	
FTMM-31	CW-9 Sludge Disposal Area (ECP Parcel 6)	NFA approved by NJDEP (April 4, 1996)
FTMM-32	AOC-7 Temporary Hazardous Waste Storage	NFA approved by NJDEP (April 4, 1996)
	Area (within ECP Parcel 27)	
FTMM-63	UST, Gasoline, Building 2603 (ECP Parcel	NFA approved by NJDEP (January 10, 2003, March
	2)	7, 2012 and May 4, 2012)

Wastewater Treatment Lime Pit (CW-2) – FTMM-23: The CW-2 site is the second wastewater treatment lime pit located next to the Myer Center facility (Building 2700) in the CWA. The CW-2 wastewater treatment lime pit is located on the east side of the Myer Center facility, near the former electrical substation. The lime pit was constructed concurrently with the Myer Center facility in 1952. The pit was designed to treat corrosive wastes generated from laboratory activities within the facility. The pit was a concrete vault measuring 7 by 13 by 8 feet in height and contained limestone chips. Corrosive waste discharge lines originating from the south and east wings of Building 2700 were plumbed to the pit. The effluent discharge line exiting the pit was connected to the sanitary sewer.

In fiscal year 1992, DPW personnel collected limestone and sludge samples from the pit to evaluate the potential for environmental contaminants being present. Analytical testing of the sample material identified elevated levels of organic contaminants. A cleanup action followed, which generated ninety-one 55-gallon drums of RCRA waste. Following the cleanup action, fresh limestone chips were placed into the pit as a precautionary measure. Due to the presence of organic contaminants being identified in the pit prior to the cleanup action, the focus of the site investigation (SI) was to evaluate the potential impact to soil and groundwater. Under the SI phase, soil borings were drilled on each side of the lime pit. In the absence of field instrument readings and visible staining, one soil sample was collected from each boring at an interval just above the water table. In addition, each boring was converted to a monitoring well in order to evaluate groundwater quality.

Both soil and groundwater samples were analyzed for Target Compound List (TCL) + 30 parameters and Target Analyte List (TAL) metals. In reference to the four soil samples, only polychlorinated biphenyls (PCBs) were detected in one soil sample slightly above NJDEP Direct Contact Soil Cleanup Criteria. Tetrachloroethylene (PCE) was detected in one down gradient monitoring well slightly above NJDEP Groundwater Quality Criteria. As of 2002, 15 consecutive quarterly rounds of groundwater samples had been collected for subsequent analysis. Arsenic and lead were detected in three of the four site monitoring wells above NJDEP Groundwater Quality Criteria. Under the RI phase, a passive soil gas survey commenced at the CW-2 site in December 1995. The purpose of the soil gas survey was to delineate the lateral

extent of soil contamination at the site and to use the survey data to aid in the placement of additional monitoring wells if required. Results of the soil gas survey were negative.

A Remedial Investigation (RI) report requesting an NFA determination was submitted to the NJDEP. The CW-2 Wastewater Treatment Lime Pit was demolished in 2002. All limestone was removed from the pit prior to demolition activities. The limestone was properly disposed of. The NJDEP approved the NFA in letters dated May 8, 2012 and October 17, 2012.

Suspected Landfill (CW-3) - FTMM-24: The 1980 Installation Assessment (IA) report identified the CW-3 site as a former landfill area. The suspected landfill is located in the southwestern part of the CWA, otherwise known as the 2600 area. According to the IA report, administrative-type wastes and wood debris were placed into the one-acre landfill during 1940s. Interviews with long-term DPW employees conducted during the preliminary assessment (PA) phase concluded that a landfill did not exist at the site in question. During the 1980s and into the early 1990s, the CW-3 site was utilized as a surface disposal site for the accumulation of construction debris. Materials observed at the site during the PA phase included: concrete, brick, asphalt, wood demolition debris, wood pallets, vegetative debris, metal, and PVC pipes. Cleanup of the construction debris started in October 1994 and was completed in May 1995. On September 25, 1997, DPW personnel excavated 29 test pits at the former surface disposal area. No waste materials were encountered within any of the test pits. The various soil horizons within each test pit were clearly undisturbed. An NFA determination was approved by the NJDEP in a letter dated January 5, 1998.

Indoor Small Arms Range (CW-4) – FTMM-26: An indoor small arms range was located at the CW-4 site in the CWA. The range was a one story concrete structure (Building 2537), built in 1945. Spent rounds and shell casings were visible at the surface of a bare patch of soil approximately 5 feet in diameter northeast of the building. The area of contamination was located within 10 feet of a side entrance to the facility Environmental sampling confirmed the presence of lead in soil at the CW-4 site. Lead levels were identified above the NJDEP Direct Contact Soil Cleanup Criteria. Sampling activities also confirmed that the lead was migrating both horizontally and vertically in soil. The Youth Activity Center (Building 2566) is located approximately 250 feet from the AOC. A Remedial Action (RA) was implemented to remove the spent rounds, casings and contaminated soil from the site thereby eliminating the contaminant of concern.

Cleanup work commenced in June 1997 and was completed in July 1997. Building 2537 has since been demolished.

An RA report was submitted to the NJDEP in October 2005 recommending NFA. A NFA was received from NJDEP on April 26, 2007.

Former Charles Wood Sanitary Treatment Plant (CW-5) - FTMM-27: The former Sanitary Treatment Plant (STP) was located in the center of the CWA, bounded by Hope Road to the east, Corregidor Road to the north, Guam Lane to the west, and Laboratory Road to the south. The STP was built in 1942 to handle 800,000 gallons of sewage per day. As described in

the 1980 Initial Assessment (IA), the STP consisted of a grit chamber screen, comminutor, primary and secondary settling tanks, biofilters, and a baffled contact chlorination tank. Sludge was treated in two anaerobic digesters and discharged to under drained sand beds for final drying. Supernatant liquid from digester sludge and drainage from the sand beds were recycled through the STP for additional treatment. The chlorinated effluent was discharged to a tributary of Wampum Brook on the east side of Hope Road. According to the IA and DPW employees, sludge was transported to the CWA golf course and to landfills. The STP was closed on October 29, 1975, when the CWA sewer system was connected to the Northeast Monmouth County Regional Sewerage Authority (NEMCRSA) system. In 1981, all sludges and supernatant liquids were removed from the STP and the facility was cleaned and disinfected. The removal contractor was Modern Transportation Company of Kearny, New Jersey. Mercury used in the distributor seal on the biofilter was removed and disposed of by the Directorate of Logistics. The physical facility was demolished in 1983. In 1993, a youth center was constructed on the site. Under the SI phase, two soil samples were collected in the former area of the sludge drying beds. In addition, one sediment sample was collected from the former wastewater discharge point. All three samples were analyzed for TCL + 30 parameters, TAL metals, and cyanide. No compounds of concern were detected above NJDEP Direct Contact Soil Cleanup Criteria or Sediment Criteria. An NFA determination was approved by the NJDEP in 1996.

Golf Course Pesticide Storage Building 2044 (CW-6) – FTMM-28: Building 2044 was part of a small complex of buildings located in the southwest section of the CWA golf course. The complex also included Building 2070, a large metal shed and two smaller metal igloos. Currently, Buildings 2070, 2071, and 2046 are located in the area as confirmed by the visual site inspection (VSI). Building 2070 is used to store golf course maintenance and landscaping equipment, such as mowers and tractors. Building 2071 is used as the equipment repair facility. Building 2046 is used as a golf cart and equipment wash area (closed loop) and was also used for pesticide mixing until 2001. The golf course maintenance complex may predate the purchase of the golf course by the Army. Pesticides and herbicides may have been stored and mixed in this area prior to Army ownership of the property. The 1980 Installation Assessment (IA) report contains a 1979 inventory of pesticides and herbicides that were used on the golf course and stored in Building 2044. Pesticides that were present in significant quantities include: malathion, floriable sevin, resmithrin, Borocel IV, chlordane, and Dibrom. The IA also discusses a pest control program that was in effect in 1979. The compounds that were used in large quantities include carbaryl (sevin), malathion, chlordane, and diazinon. Some of the herbicides mentioned in the IA include 2,4-dichlorophenoxyacetic acid, Dacthal, 2,4,5-trichlorophenoxyacetic, and sodium arsenite.

The course groundskeeper, who had been part of the grounds crew for 33 years (1960 to 1993) was interviewed during the PA phase. The groundskeeper stated that pesticides and herbicides were also stored inside the two metal igloos and former mixing activities generally took place directly outside the two igloos. Pesticides and herbicides are not currently stored or mixed on site. The facility has hired an outside contractor to apply pesticides and herbicides.

Under the SI phase, soil borings were completed at two locations where pesticide mixing was documented to occur. Two soil samples were collected from each boring, one surface sample and the other sample from the interval just above the water table. In addition, each

boring was converted to a monitoring well in order to evaluate groundwater quality. Both soil and groundwater samples were analyzed for Target Compound List (TCL) + 30 parameters. Dieldrin was identified in one soil sample slightly above NJDEP Direct Contact Soil Cleanup Criteria. Benzene was detected in one groundwater sample above NJDEP Groundwater Quality Criteria. Two additional monitoring wells were installed during the IRP remedial investigation (RI) phase. As of 2002, fifteen consecutive quarterly rounds of groundwater samples had been collected for subsequent analysis. Heptachlor epoxide and arsenic were initially detected in two of the four site monitoring wells above NJDEP Groundwater Quality Criteria. Alpha-chlordane, gamma-chlordane and 4,4'-DDD were also detected in the two monitoring wells; however, said contaminants were identified slightly below the NJDEP Groundwater Quality Criteria.

In a RI Report submitted in 2005, FTMM requested that the NJDEP issue a NFA finding for groundwater at the site. A Supplemental RI report was submitted in November 2011 providing updated information on groundwater sampling as well as compliance averaging for low level pesticides observed in historical samples. The Supplemental RI also requested an NFA for the site. The NJDEP provided an NFA for the site dated April 30, 2012.

Golf Course PCB Site (CW-7) – FTMM-29: The 1980 IA report identified the CW-7 site as a PCB transformer location in the CWA. Prior to its removal, the referenced transformer was located near the front entrance of the Officers Club (Gibbs Hall, Building 2000). The Officers Club is located on the same grounds as the CWA golf course. Prior to 1989, the policy at FTMM was to label all transformers as containing PCBs unless available test data proved otherwise.

Test results for the transformer located at the CW-7 site revealed PCB levels at 223,091 parts per million (ppm). The PCB Class transformer was removed from service on September 10, 1990 and shipped for off-site disposal on September 24, 1990.

Under the SI phase, four surface soil samples were collected to evaluate the potential impact the transformer had on site soils. PCBs were detected above NJDEP Direct Contact Soil Cleanup Criteria in all four samples. The sample with the highest PCB concentration was 204 times greater than the applicable standard. The NJDEP cleanup action level for PCBs in soil is 0.49 mg/kg. Sampling conducted under the SI phase demonstrated that PCBs were migrating horizontally within the soil column.

In May 1996, an RI was implemented to completely delineate PCB levels both horizontally and vertically within the soil column. The RI was a combination of field screening techniques and sample collection for laboratory analysis. Environmental data gathered under the RI phase identified PCBs as migrating both horizontally and vertically within the soil column. A corrective action was implemented to remove the contaminated soil from the site thereby eliminating the contaminant of concern. Cleanup work commenced in November 1997 and was completed in February 1998. Off-site disposal of PCB-contaminated soils was completed in June 1998.

A RI report was submitted to the NJDEP in September 2004 recommending NFA. Following negotiations with the NJDEP, the Army conducted additional excavation of PCB

contaminated soil at the site on July 30, 2008. Confirmation sampling showed that soil above the Non-Residential Direct Contact Soil Remediation Standard (NRDCSRS) was removed from the site. A draft deed notice has been submitted to the NJDEP and will be finalized once the property actually transfers. The NJDEP has issued a Conditional NFA letter (January xx, 2013) pending the finalization of the deed notice once the property is transferred. The deed notice restricts the use of the property at this site to non-residential use.

Sewage Lift Pumping Station (CW-8) – FTMM-30: The 1980 IA report identified the CW-8 site as a potential AOC in the CWA. The CW-8 site is a sewage lift station (Building 2603) located north of the Wherry Housing area off Pinebrook Road. This site was misidentified in the IA as an STP. There has never been an STP at this site. A 1940 aerial photograph shows this area as being heavily wooded. The sewage lift station was constructed in 1954 when the Wherry Housing area was built to pump sewage into the forced main that went to the CWA STP (CW-5). The lift station building appears on several aerial photographs dating from 1957 through 1986. At present, the sewage lift station is connected to the FTMM sewage collection system. The FTMM sewage collection system ultimately discharges to the Two Rivers Water Reclamation Authority system. An NFA determination was approved by the NJDEP in 1994.

Sludge Disposal Site (CW-9) – FTMM-31: A sludge disposal site (CW-9) as identified in the 1980 IA report was located in the southwest section of the CWA golf course, south and southeast of Building 2070 and west of Green 11 and Tee 12. Since the 1940s, sludge generated from both the MP and CWA STPs were stored in this area before being used as a soil conditioner and fertilizer on the golf course. Sludge piles are visible on aerial photographs dating from 1957 through 1981. Under the SI phase, two monitoring wells were installed, one subsurface soil sample and nine surface soil samples were collected to evaluate the impact to groundwater and soil as a result of past site activities. All samples were analyzed for TCL + 30 parameters and TAL metals. No compounds of concern were detected above NJDEP Direct Contact Soil Cleanup Criteria or Groundwater Quality Standards. An NFA determination was approved by the NJDEP in 1996.

Temporary Hazardous Waste Storage Area (AOC-7) – FTMM-32: This site was identified by the NJDEP as an AOC in a June 8, 1990 letter. A temporary hazardous waste storage area (AOC-7) was located in the southwest section of the CWA. At the time, the site was an unpaved, open, sandy lot, approximately one-acre in size, surrounded by a 7-foot-high fence. The site is just east of Building 2708. According to DPW records, the site was used for a six month period in 1987 for the temporary storage of hazardous waste (in drums).

During the PA phase study, an interview was conducted with the Hazardous Waste Disposal Officer who was present at the time of the drum operation. Comments made by the Disposal Officer confirm that the site was used for a six month period in 1987 to accumulate drums of hazardous waste. Drums were stored on pallets along the interior fence line at the site. At the end of the six month period, all drums stored at the site were removed by a permitted hazardous waste disposal company. Following this action, the area was no longer used for the temporary storage of hazardous waste. Under the SI phase, six soil borings were drilled at the site and samples collected in order to evaluate the potential impact to site soil as a result of the former hazardous waste accumulation activities. Soil boring locations were biased towards the

fence line, which coincides with the areas of drum storage. In the absence of field instrument readings and visible staining, one soil sample was collected from each boring at an interval just above the water table. All six soil samples were analyzed for TCL + 30 parameters and TAL metals. No compounds of concern were detected above NJDEP Direct Contact Soil Cleanup Criteria. An NFA determination was approved by the NJDEP in 1996.

Building 2603 – FTMM-63: Site FTMM-63 is a sewage lift station (Building 2603) located north of the Wherry Housing area off Pinebrook Road in the CWA. At present, the sewage lift station is connected the FTMM sewage collection system. The FTMM sewage collection system ultimately discharges to the Two Rivers Water Reclamation Authority system. On April 14, 1998, a 275-gallon steel UST (#0081515-60) was removed. The tank was used to store diesel fuel. Soils and groundwater within the tank excavation were observed to be impacted by a petroleum substance. The NJDEP hotline was notified and the site was assigned case # 98-04-16-1603-19. Approximately 225 cubic yards (CY) of contaminated soil was removed and disposed of in accordance with NJDEP requirements. A groundwater sample was collected from the excavation prior to being backfilled with certified clean material. The sample was analyzed for TCL + 30 parameters, plus lead. Benzene was detected at a concentration of 20.0 micrograms per liter (μg/L), above the Groundwater Quality Criteria of 1.0 μg/L. Total xylenes were detected at a concentration of 786.1 µg/L, above the Groundwater Quality Criteria of 40.0 µg/L. Ethyl benzene was detected at a concentration of 141.5 µg/L, below the Groundwater Quality Criteria of 700.0 µg/L. Toluene was detected at a concentration of 113.3 μg/L, below the Groundwater Quality Criteria of 1,000 μg/L. Lead was detected at a concentration of 175.0 µg/L, above the Groundwater Quality Criteria of 10.0 µg/L. The referenced contaminants are not generally recognized as being constituents of diesel fuel. However, they are generally recognized as being constituents of gasoline.

It is possible that the site was impacted from an older UST which contained gasoline or possibly an aboveground spill involving gasoline. An unnamed creek located 15 feet down gradient of the tank site was also sampled. The sample was analyzed for TCL + 30 parameters, plus lead. No compounds of concern were identified in the creek sample. A 4-inch monitoring well was installed within the former tank excavation in July 1999.

Two rounds of groundwater samples have since been collected. Samples were analyzed for TCL + 30 parameters and TAL metals. Ethyl benzene, total xylene and lead were detected in both rounds; however, the results are below the NJDEP Groundwater Quality Criteria. Post-excavation soil samples have identified remaining soils as within the NJDEP Residential Direct Contact Soil Cleanup Criteria. Additional soil and groundwater samples were collected and a letter report provided to the NJDEP on November 17, 2011. The lastest report confirmed the conditions required no further action and NJDEP concurred per letter dated May 4, 2012.

* * *

All environmental soil and groundwater remediation activities on the property have been completed or are in place and operating properly and successfully. A summary of the

environmental remediation sites is provided in Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal (Enclosure 4).

4.2 Storage, Release, or Disposal of Hazardous Substances

Hazardous substances were released or disposed of on the Property in excess of reportable quantities specified in 40 CFR Part 373. Hazardous substances were released in excess of the 40 CFR 373 reportable quantities at the following sites: Officer's Club, Building 2000 (PCB release CW-7; FTMM-29), former indoor small arms range Building 2537 (lead release; FTMM-26); former lime pit near Building 2700 (volatile organic compounds from former lime pit CW-1; FTMM-22). The release or disposal of these hazardous substances was remediated at the time of the release or as part of the Installation Restoration Program (IRP). Most of the impacted soil was remediated. A small quantity of soil above the NJDEP Residential Direct Contact Soil Cleanup Criteria remains in place at FTMM-29 (Building 2000). See Section 4.1 Environmental Remediation Sites for additional information. A summary of the buildings or areas in which hazardous substance activities occurred is provided in Table 2 – Notification of Hazardous Substance Storage, Release, or Disposal (Enclosure 4). The CERCLA 120(h)(3) Notice, Description, and Covenant at Enclosure 7 will be included in the Deed.

Hazardous substances were stored on the Property in excess of the 40 CFR 373 reportable quantities at Building 2700 (fire suppression system compound (Halon 1301) and at Building 2043 (storage and mixing of pesticides in unknown quantities; FTMM-28).

Below is a list with descriptions of areas used for temporary storage (less than one year) of hazardous substances within the CWA. All hazardous substance storage operations have been terminated on the Property.

Building 2708 – CWA Temporary Hazardous Waste Storage Area

Temporary storage of hazardous waste in drums took place at this building over a 6 month period in 1987. No spills occurred and the practice at this building was discontinued.

Building 2630, 2631, & 2632 – CWA Central Hazardous Waste Storage Area

The central 90-day hazardous waste storage area at CWA was located at Buildings 2630, 2631, and 2632. The storage area consists of three prefabricated storage buildings and one outside drum storage pad. All four structures are situated on a concrete reinforced pad. Thirteen buildings house satellite accumulation areas in the CWA. Each building typically contains multiple satellite accumulation areas.

Buildings 2070 and 2071 – Charles Wood Area Golf Course

Building 2070 serves as a storage area for vehicles and equipment used in the upkeep of the FTMM Golf Course. Also located at this building are six satellite accumulation areas for exempt, universal, and nonhazardous waste.

This large outdoor area consists of Buildings 2506 and 2507 and the surrounding area. Building 2506 formerly housed FTMM's only paint booth used in the painting of Army equipment. Building 2507 is used for the installation of equipment (i.e., electronics, antennas, etc.) in Army vehicles. Some of the installation work is conducted outside of the building. Building 2507 contains three vehicle access bays with one having a concrete pad in front of the bay for the temporary holding of Army vehicles/equipment awaiting access to the building for work. The entire area is paved with asphalt and was used for the storage of Army vehicles (Humvees and Jeeps) and equipment, materials, and a satellite accumulation area. One storm drain outfall is located just southwest of the site on the south end of the RR tracks.

According to the latest revision of the Storm water Pollution Prevention Plan (SPPP), in addition to the Army vehicles and equipment, two Twin Poly-Pacs were used at Building 2507. One Poly-Pac housed a 5-gallon pail used in the collection of waste aerosol lubricant cans and a 55-gallon drum was used in the collection of spent antifreeze. The second Poly-Pac housed a 30-gallon drum used in the collection of oily rags and a 55-gallon drum used in the collection of oil spill debris. In addition, a 4-drum Poly-Pac was used at the site to temporarily store lead acid batteries. A 95-gallon over pack drum housed a 30-gallon drum used in the collection of offspec gasoline. All referenced containers/drums were managed under the DPW hazardous waste management program. The site was in total compliance with applicable regulations.

No outside storage of waste materials took place at Building 2506. A 5-gallon pail used for the collection of waste aerosol lubricant cans and a fiber drum used in the collection of spent fluorescent lamps was located inside Building 2506. All referenced containers/drums were managed under the DPW hazardous waste management program. The site was in total compliance with applicable regulations. A total of four Army metal equipment shelters were stored along the north side of Building 2506. A 100-gallon metal diesel fuel tank on a concrete pad and five gasoline cans were also stored on the concrete pad along the north fence line. A locked and rusted metal flammable storage cabinet labeled methanol was also present. The VSI conducted in 2006 as part of the ECP identified the same storage structures.

4.3 Petroleum and Petroleum Products

4.3.1 Underground and Above-Ground Storage Tanks (UST/AST)

The primary fuels used throughout the history of FTMM have been coal, fuel oil, diesel, and gasoline. Until the early 1990s, the primary method of heating for FTMM had been through the use of heating oil. The majority of structures at FTMM were heated by oil burners fired by oil stored in USTs for that individual building. From the 1940s through the 1980s, FTMM utilized USTs/ASTs as the primary fuel storage method. Fuels were brought in by rail and staged in very large ASTs prior to being transported to the individual USTs. The large ASTs used to stage the fuel were at the MP. In the early 1990s, the FTMM DPW developed a UST program for managing approximately 474 USTs throughout the FTMM installation (MP and CWA). This program was created to work toward replacing the use of heating oil as a major energy source and to convert to natural gas. The DPW's approach involved installing new gas lines and new gas-fed boilers and removing the out of service USTs. Only 13 USTs remain in

service at MP and CWA, none of which are used to store heating oil. All buildings at the MP and CWA are heated by means of natural gas with the exception of several buildings that are heated and cooled through geothermal heating and cooling systems.

<u>Current UST/AST Sites</u> – There are no current USTs remaining at the CWA or Parcel B of the Main Post. There are fifteen current ASTs at the CWA (most no longer being used) and none at Parcel B of the Main Post. No leaks from the current ASTs at the CWA have been reported. Table 3, Enclosure 5 includes a summary of the ASTs on the property.

<u>Former UST Sites</u> – A total of approximately 103 USTs previously existed at the remaining CWA and Parcel B of the Main post. Table 3, Enclosure 5 includes a summary of the former USTs on the property and the status of the tanks.

Reported Releases from USTs

Petroleum product releases occurred at the following sites: Residential Buildings 2043, 2044, 2275, and 2337; Buildings 2500, 2502, 2503, 2537, 2546, 2562, 2567, 2603, 2700, 2707; and Residential Buildings 3021, 3027, and 3050. The release of these petroleum products was remediated at the time of the release or as part of the UST closure.

A summary of the UST petroleum product activities is provided in Table 3 – Notification of Petroleum Products Storage, Release, or Disposal (Enclosure 5).

4.3.2 Non-UST/AST Storage, Release, or Disposal of Petroleum Products

Buildings 2070 and 2071 – Charles Wood Area Golf Course

Building 2070 (discussed above) serves as a storage area for vehicles and equipment used in the upkeep of the FTMM Golf Course. Small containers of fuel were stored in the flammables storage cabinet. Maintenance and repairs are made to both equipment and vehicles at Building 2071. Used oil and fuel filters, and oily rags were generated during repair operations. Various quantities of motor oil were stored in the building on shelves and in flammable storage cabinets.

There was non-UST/AST storage of petroleum products in excess of 55 gallons for one year or more on the property (see Buildings 2070 and 2071 above). The petroleum was used for the following types of activities: fueling and maintaining equipment. There was no evidence of petroleum releases in excess of 55 gallons as a result of these activities.

Buildings 2506/2507 – Vehicle Component Fabrication Staging Area.

As discussed above, according to the latest revision of the SPPP, in addition to the Army vehicles and equipment, a 95-gallon over pack drum housed a 30-gallon drum used in the collection of off-spec gasoline. A 100-gallon metal diesel fuel tank on a concrete pad and five gasoline cans were also stored on the concrete pad along the north fence line. A locked and rusted metal flammable storage cabinet labeled methanol was also present.

A summary of the non-UST/AST petroleum activities is provided in Table 3 – Notification of Petroleum Products Storage, Release, or Disposal (Enclosure 5).

4.4 Polychlorinated Biphenyls (PCB)

PCB-Class oils are defined by TSCA as oils containing 500 ppm PCBs or greater. PCB-contaminated oils are defined by TSCA as oils containing between 50 ppm and 499 ppm of PCBs. Non-PCB oils are defined by TSCA as oils containing less than 50 ppm PCBs. Electrical oil having PCB concentrations at or less than 49 ppm is considered a Class D recyclable material in the state of New Jersey.

The CWA had approximately 254 oil-filled pieces of electrical equipment of which 171 units were pole mounted and 83 pieces were outside pad mounted units. Two electrical substations were located in the CWA. Following a program at FTMM to test electrical equipment for PCB oil and replace PCB oil when found, there are no remaining PCB-class pieces of equipment (containing oils with greater than 50 ppm PCBs) at the CWA or in Parcel B on the Main Post.

Officer's Club, Building 2000

The pad mounted transformer in front of Building 2000 leaked oil containing PCBs in the soil north of the building. Several phases of investigation and remediation were conducted at the site. Soils exceeding the Residential Direct Contact Soil Remedial Standard (RDCSRS) of 0.49 milligrams per kilogram (mg/Kg) but below the Non-Residential Direct Contact Soil Remedial Standard (NRDCSRS) of 2 mg/Kg were left in place in the subsurface at the site (see Section 4.1.2). A Draft Deed Restriction has been prepared for the site and will be finalized once the property has been transferred.

The deed will include the PCB notice covenant included in Enclosure 7.

4.5 Asbestos

Four phases of asbestos surveys were completed for FTMM. The majority of surveys took place from 1989 to 1992 and from 1997 to 2002. The surveys included all walkthrough and similar buildings. Walkthrough surveys were conducted for the purpose of establishing whether the "walkthrough" building is similar to the reference building with respect to construction and suspect materials. The data presented on the walkthrough and similar buildings provided a general guideline on the type and quantity of ACM that can be found in these buildings. The data was used as a management tool. Appendix H of the ECP includes the asbestos survey status of the buildings in the CWA and on Parcel B of the Main Post. Asbestos Containing Material Building Summary, Table 4, Enclosure 6 provides a summary of the presence of ACM and its condition based on Appendix H of the ECP and the ACM data base maintained by the installation.

There is asbestos-containing material (ACM) in the buildings as listed in Table 4, Enclosure 5. The ACM includes floor tiles, pipe insulation, duct insulation, mastic materials, wall board, transite boards, and boiler and tank insulation.

Any remaining friable asbestos that has not been removed or encapsulated will not present an

unacceptable risk to human health because the grantee will be responsible for abating any remaining friable asbestos which poses a risk due to its condition or location. It should be noted that the buildings on the Howard Commons property which contain ACM are slated for demolition after transfer and the transferee will be responsible for proper removal and disposal prior to demolition and no occupancy of these buildings will be permitted prior to demolition. The deed will include the asbestos warning and covenant included in Enclosure 7.

4.6 Lead-Based Paint (LBP)

Most facilities and buildings at FTMM were constructed before the DoD ban on the use of lead based paint (LBP) in 1978 and are likely to contain one or more coats of such paint. In addition, some facilities constructed immediately after the ban may also contain LBP, because inventories of such paints that were in the supply network were likely to have been used up at these facilities.

The first LBP Risk Assessment was conducted in 1996. Residential buildings were assessed. A list of the residential buildings in the CWA and their status in regard to lead based paint abatement is presented in Table 4.2. See ADS Environmental. Fort Monmouth Lead Hazard Assessment Project Summary prepared for Fort Monmouth DPW. July 16, 1996 for additional information.

Table 4.2
Fort Monmouth, Charles Wood Area and Parcel B
Housing Lead Based Paint Abatement Status

Building	Category	Description	Year Built	Address	Abatement
2022	Residential	Family Housing	1951	1-3 Megill	None
2023	Residential	Family Housing	1949	5-7 Megill	None
2024	Residential	Family Housing	1949	9-11 Megill	Exterior LBP encapsulated
2025	Residential	Family Housing	1949	13-15 Megill	None
2026	Residential	Family Housing	1949	19-21 Megill	Exterior LBP encapsulated
2027	Residential	Family Housing	1949	21-23 Megill	None
2028	Residential	Family Housing	1949	25-27 Megill	Exterior LBP encapsulated
2029	Residential	Family Housing	1949	29-31 Megill	None
2030	Residential	Family Housing	1949	33-35 Megill	Exterior LBP encapsulated
2031	Residential	Family Housing	1949	49-51 Megill	Exterior LBP encapsulated
2032	Residential	Family Housing	1949	45-47 Megill	None
2033	Residential	Family Housing	1949	41-43 Megill	Exterior LBP encapsulated
2034	Residential	Family Housing	1949	37-39 Megill	Exterior LBP encapsulated
2035	Residential	Family Housing	1949	40-42 Megill	None
2036	Residential	Family Housing	1949	44-46 Megill	Exterior LBP encapsulated
2037	Residential	Family Housing	1949	48-50 Megill	None

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Building	Category	Description	Year Built	Address	Abatement
2038	Residential	Family Housing	1951	36-38 Megill	Exterior LBP encapsulated
2039	Residential	Family Housing	1951	56-58 Megill	None
2040	Residential	Family Housing	1951	52-54 Megill	None
2041	Residential	Family Housing	1951	63-65 Megill	None
2042	Residential	Family Housing	1951	59-61 Megill	Exterior LBP encapsulated
2231	Residential	Family Housing	1955	384-392 Hope Road	None
2232	Residential	Family Housing	1955	368-376 Hope Road	None
2233	Residential	Family Housing	1955	352-360 Hope Road	None
2234	Residential	Family Housing	1955	336-344 Hope Road	None
2235	Residential	Family Housing	1955	19-21 Hemphill	None
2236	Residential	Family Housing	1955	18-20 Hemphill	None
2237	Residential	Family Housing	1955	23-25 Hemphill	None
2238	Residential	Family Housing	1955	22-24 Hemphill	None
2239	Residential	Family Housing	1955	27-29 Hemphill	None
2240	Residential	Family Housing	1955	26-29 Hemphill	None
2241	Residential	Child Care Center	1960	Child Care Center	None
2260	Residential	Family Housing	1955		None
3001	Residential	Housing	1953		None
3002	Residential	Housing	1953		None
3003	Residential	Housing	1953		None
3004	Residential	Housing	1953		None
3005	Residential	Housing	1953		None
3006	Residential	Housing	1953		None
3007	Residential	Housing	1953		None
3008	Residential	Housing	1953		None
3009	Residential	Housing	1953		None
3010	Residential	Housing	1953		None
3011	Residential	Housing	1953		None
3012	Residential	Housing	1953		None
3013	Residential	Housing	1953		None
3014	Residential	Housing	1953		None
3015	Residential	Housing	1953		None
3016	Residential	Housing	1953		None
3017	Residential	Housing	1953		None
3018	Residential	Housing	1953		None
3019	Residential	Housing	1953		None
3020	Residential	Housing	1953		None
3021	Residential	Housing	1953		None
3022	Residential	Housing	1953		None
3023	Residential	Housing	1953		None
3024	Residential	Housing	1953		None
3025	Residential	Housing	1953		None
3026	Residential	Housing	1953		None
3027	Residential	Housing	1953		None
3028	Residential	Housing	1953		None
3029	Residential	Housing	1953		None
3030	Residential	Housing	1953		None
3031	Residential	Housing	1953		None
3032	Residential	Housing	1953		None
3033	Residential	Housing	1953		None
3034	Residential	Housing	1953		None
3035	Residential	Housing	1953		None

Building	Category	Description	Year Built	Address	Abatement
3036	Residential	Housing	1953		None
3037	Residential	Housing	1953		None
3038	Residential	Housing	1953		None
3039	Residential	Housing	1953		None
3040	Residential	Housing	1953		None
3041	Residential	Housing	1953		None
3042	Residential	Housing	1953		None
3043	Residential	Housing	1953		None
3044	Residential	Housing	1953		None
3045	Residential	Housing	1953		None
3046	Residential	Housing	1953		None
3047	Residential	Housing	1953		None
3048	Residential	Housing	1953		None
3049	Residential	Housing	1953		None
3050	Residential	Housing	1953		None
3051	Residential	Housing	1953		None
3052	Residential	Housing	1953		None

The residential units in the CWA all contain LBP and at Parcel B. No LBP survey work has been conducted at the non-residential buildings at the CWA or at the buildings in Parcel B but based on their age it is assumed that these buildings also contain LBP.

The grantee may use the housing at the golf course for residential purposes. An updated LBP inspection was performed in 2011 for the golf course housing (Buildings 2022 to 2042) and confirmed the presence of LBP. An updated LBP risk assessment will be performed for the housing at the golf course as this may remain as residential use after the property has been transferred.

The grantee does not intend on using the Howard Commons housing for residential purposes in the future. The Howard Commons housing is slated for demolition after the transfer and as such will not be subject to further LBP evaluation.

The deed will include a lead-based paint warning and covenant (Enclosure 8).

4.7 Radiological Materials

The presence of Radiological Materials (RAM) at the CWA has been predominantly limited to certain areas and functions of the installation. Historically, laboratory R&D in the areas of radio and electronics use of vacuum tubes and radium dials, the use of ionizing radiation-producing machines, and military support equipment such as night vision goggles that contain radioactive commodities, have been among the most common uses of RAM. Facilities, buildings, and rooms that contain or once contained equipment that produce X-rays via AC or DC sources of energy are not sources of radioactive contamination. This equipment, which includes medical and dental diagnostic X-ray machines, X-ray security inspection machines, X-ray diffraction, electron microscopes, X-ray fluorescence equipment, and some high voltage electron tubes, only produce ionizing radiation when energized. Operation of this equipment

will result in ionizing radiation fields being produced in and around the equipment only while activated, but will not result in radioactive contamination. Much of the activities of the past were performed as part of the Signal Corps Laboratories in the Myer Center (Building 2700).

The research laboratory in Building 2540 was the only site to regularly use and store RAM as part of the R&D activities performed at the CWA. A designated storage area was set aside for drums containing material awaiting disposal, including tritium exit signs removed from CWA buildings, smoke alarms containing RAM, and other instruments with associated check sources. These items were periodically removed to Wright Patterson Air Force Base for disposal/recycling. Floor drains in Building 2540 are connected to the sanitary sewer.

Throughout FTMM, equipment containing RAM was noted, particularly as used in chemical and explosives detectors operated by personnel working in security entrance areas, postal facilities, emergency responders, and shipping areas. Electron Capture Detectors containing Ni-63 were used in the Environmental Laboratory to analyze samples for pesticides and PCBs. All of these types of equipment involve the use of sealed sources rather than research-type materials. Sealed sources are also not generally sources of radiological contamination.

Nine buildings, building complexes, or open areas at CWA have been identified as areas where RAM was used, stored, or potentially disposed. Historical information was reviewed to determine if there was sufficient data to declare buildings as "Impacted" or "Non-Impacted" in accordance with Multi- Agency Radiation Survey and Site Investigation Manual (MARSSIM) methodology. According to MARSSIM, areas are divided into risk categories defined as follows:

- Impacted (MARSSIM Class 1 and 2) Areas with moderate to high probabilities of potential contamination.
- Impacted (MARSSIM Class 3) Areas with very low potential for contamination but with insufficient information to justify a non-impacted classification.
- Non-Impacted (No Survey Needed) Areas with no potential for residual contamination.

A summary of the buildings or areas where RAM was used, stored, or potentially disposed at the CWA is provided in Table 4.3.

Table 4.3
CWA Building/Areas with RAM Use/Storage History

Building Number	Classification	Building/Area Name & Use	Current Tenant and Condition
2535	Non-Impacted	Battery Test Facility	Existing; battery testing facility.
2502- 2507	Non-Impacted	Fabrication and Integration	Exiting; U.S. Army Communications, Engineering, Research, and Development Center (CERDEC) (former Army Research Laboratory (ARL)) fabrication and integration of materials into military vehicles.
2539	Non-Impacted	Communications and Electronics	Existing; research and development

Building Number	Classification	Building/Area Name & Use	Current Tenant and Condition
		Command (CECOM) Laboratory	laboratory.
2540	Impacted MARSSIM Class 1	CECOM Laboratory	Existing; research and development laboratory.
2541	Impacted MARSSIM Class 1	CECOM Laboratory	Existing; research and development laboratory.
2560	Non-Impacted	CWA Fire Department	Existing; FTMM fire department. The building is in new condition.
2700	Non-Impacted	Myers Center (Administrative)	Existing; once used explosive detectors conditions testing facility.
2701	Non-Impacted	CWA Entry Area	Existing; once used explosive detectors containing sources, have been removed.
2704	Non-Impacted	Environmental Test Facility	Existing; military environmental conditions testing facility.
2705	Non-Impacted	CERDEC	Existing; formerly contained a Night Vision lab and had radioactive source use, currently administrative.

The Historical Site Assessment (HSA) and its Addendum identified Buildings 2540 and 2541 as Impacted areas and as such these areas were subject to a radiological survey (Final Status Survey Report (FSSR), Fort Monmouth, U.S. Army Corps of Engineers, August 15, 2012). The FSSR concluded that based on the historical research and the FSS field observations and supporting laboratory analytical data, all buildings surveyed were considered suitable for unrestricted use in accordance with Subpart E to 10 CFR 20, Radiological Criteria for License Termination. There was no evidence of any release of radiological materials at these buildings.

4.8 Radon

Radon surveys were conducted in 1991 by the Directorate of Engineering and Housing's Environmental Office as part of the Army's Radon Reduction Program. The survey was conducted for all of FTMM. Radon detectors were deployed in all structures designated as priority one buildings (daycare centers, hospitals, schools and living areas). Radon was not detected at above the EPA residential action level of 4 picocuries per liter (pCi/L) in any of the buildings on FTMM.

4.9 Munitions and Explosives of Concern (MEC)

Based on a review of existing records and available information, there is no evidence that Munitions and Explosives of Concern (MEC) are present at the CWA or at Parcel B. A Historic Records Review (HRR) conducted in 2006 did not find any record of range or other activities that would result in MEC or explosives contamination on the CWA or at Parcel B. The term "MEC" means military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. §101(e)(5); (B) discarded military munitions (DMM), as defined in 10 U.S.C. §2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. §2710(e)(3), present in high enough concentrations to pose an explosive hazard.

4.10 Other Property Conditions

The following conditions also exist on the property:

Photo Processing

Photo processing took place in CWA Buildings 2700, 2705, and 2525. According to the 1974 Industrial Hygiene survey, photo processing was being conducted in all three of these buildings. The operations in Buildings 2705 and 2525 has ceased by 1980. The 2006 visual site inspection (VSI) confirmed that both of these buildings had been completely renovated. The photo processing operations were conducted on a large scale and over a long time period in Building 2700. This operation may have discharged photo chemicals to the sanitary sewer prior to modern waste handling procedures being implemented. The 2006 VSI indicated that the chemical photo processing operation in Building 2700 had been converted to digital photo processing.

Former Laboratories

Environmental concerns associated with laboratories include the use of solvents, X-ray developer, and mercury when waste handling procedures may not have been sufficiently protective to preclude a release to the environment.

- Former Eatontown Laboratory Area in Building 2525: Aviation Research and Development Command (AVRADCOM) electronic and chemical laboratories were transferred to Building 2525 from the Myer Center. Facility personnel reported that additional chemical and electronic laboratories were housed in this building both prior and subsequent to AVRADCOM. The entire building has been renovated since its laboratory days and is currently used in an administrative capacity. A review of the DPW map and engineering drawings repository indicated a 2-inch "acid proof drain" leading from Bay 1 to a dry well southeast of the building. Floor drains were shown to have discharged into the brook northwest of the building. The main sanitary sewer line from the building is shown to have discharged to a septic tank and leach field east of the building. Building revitalization plans show all floor drains were later connected to the sanitary sewer system.
- Battery Testing Operation in Building 2535: Battery testing had been conducted in the Area of Building 2535 since the early 1940s. Battery tests were carried out in trailers in the Area of Building 2535. If a battery test failed, the battery may have released its contents. Although the latest operations used modern waste handling procedures, historically this may not have been the case.
- Laboratory Operations at the Myer Center in Building 2700. Building 2700 has an extensive history of laboratory operations. These operations have resulted in releases that are addressed within the installation restoration program earlier in this section.

Building 2704 Environmental Test Chamber Facility

Building 2704 has been used as an environmental test chamber since 1965. Chemical use in this building is limited to hydraulic fluid and standard shop chemicals (i.e., petroleum-based solvents, oils and greases). Modern waste handling practices have been in use at the facility, but historical waste handling practices are unknown.

Sanitary Sewer System

Currently, FTMM maintains a sewage collection system that consists of approximately 23 miles of underground distribution lines and 19 sewage pump stations. Five of the pump stations are located at CWA. The sewage collection system ultimately connects to the local sewerage authority (Two Rivers Water Reclamation Authority) at two connection points, one at the MP and one at CWA. Analytical sampling conducted in mid-2002 of the sewage discharge at both junction points indicated that FTMM is not a significant industrial user and does not require any treatment of the discharge nor does FTMM require a significant industrial user permit from the NJDEP.

Prior to the current configuration of the sewage system, FTMM maintained two government-owned sewage treatment plants (STPs). One STP was located on MP and the other on CWA. The CWA STP was constructed in 1942. Sewage was treated at government owned plants until 1975 when the FTMM collection system was tied into the regional system. Review of FTMM engineering drawings as part of the ECP there were numerous sinks and floor drains tied into the sanitary sewage collection system at laboratories and testing facilities. Because these connections to the sewage collection system were made prior to modern waste handling procedures, discharge of hazardous substances to the collection system was likely. Of particular concern is the potential for recalcitrant chemical such as mercury. The STP at the CWA was closed in 1975 and demolished in 1983 and a NFA for the closure was received from the NJDEP in 1996.

Mold

During the recent site inspection for the ECP Update Report mold was observed in the basement of Building 2700.

5. ADJACENT PROPERTY CONDITIONS

There are no conditions adjacent to the property that present an unacceptable risk to human health and the environment.

There are several areas throughout the remainder of the CWA that are not considered for transfer at this time. These areas are shown on Figure 1 and are identified as "Carve Outs". "Carve Outs" are areas which either are currently undergoing remediation and are not ready for transfer or are areas that require further investigations.

5.1 Carve Out Areas Needing Further Remediation

There are three active Installation Restoration Program (IRP) sites on the CWA property that are considered "Carve Outs". The IRP sites are: FTMM-22 CW-1 Wastewater Treatment Lime Pit; FTMM-25 CW-3A Landfill 3A; and FTMM-58 Army and Air Force Exchange Service (AAFES) gas station, Building 2567.

Wastewater Treatment Lime Pit (CW-1) – FTMM-22: The CW-1 site is one of two wastewater treatment lime pits located next to the Myer Center facility (Building 2700) in the CWA. The Myer Center facility is located at the intersection of Pearl Harbor Avenue and Corregidor Road. The CW-1 wastewater treatment lime pit is in the courtyard area of Building 2700. The wastewater treatment lime pit was constructed concurrently with the Myer Center facility in 1952. The pit was designed to treat corrosive wastes generated from laboratory activities within the facility. The pit was a concrete vault measuring 7 by 13 by 8 feet in height and contained limestone chips. Corrosive waste discharge lines originating from the north and west wings of Building 2700 were plumbed to the pit. The effluent discharge line exiting the pit was connected to the sanitary sewer. In fiscal year 1992, Department of Public Works (DPW) personnel collected limestone and sludge samples from the pit to evaluate the potential for environmental contaminants being present. Analytical testing of the sample material identified elevated levels of organic contaminants.

A cleanup action followed which generated ninety-two 55-gallon drums of RCRA waste. Following the cleanup action, fresh limestone chips were placed into the pit as a precautionary measure. Current hazardous waste management practices prohibit the discharge of corrosive wastes into the wastewater treatment lime pit system. Due to the presence of elevated levels of organic contaminants being identified in the pit prior to the cleanup action, the focus of the Site Inspection (SI) was to evaluate the potential impact to soil and groundwater.

Under the SI phase, soil borings were drilled on each side of the lime pit. In the absence of field instrument readings and visible staining, one soil sample was collected from each boring at an interval just above the water table. In addition, each boring was converted to a monitoring well in order to evaluate groundwater quality. Both soil and groundwater samples were analyzed for TCL + 30 parameters and TAL metals. In reference to the four soil samples, no compounds of concern were detected above NJDEP Direct Contact Soil Cleanup Criteria. Trichloroethene (TCE), tetrachloroethene (PCE), and 1,2-dichloroethene (1,2-DCE) were detected in down gradient monitoring wells above NJDEP Groundwater Quality Criteria. At their peak, contaminant levels within the groundwater were 7,440 times higher than the NJDEP Groundwater Quality Criteria.

Under the RI phase, a passive soil gas survey was conducted at the CW-1 site in March 1996 to delineate the lateral extent of soil contamination at the site and aid in the placement of additional monitoring wells. Results of the soil gas survey determined that compounds of concern were migrating horizontally in site soil. Three new monitoring wells were installed at the CW-1 site during the first week of May 1996. One deep well was installed next to the lime pit to determine the vertical extent of contamination both in soil and groundwater. The other two wells were placed down gradient of the contaminant plume. The RI phase delineated the vertical and horizontal extent of the contaminant plume.

At present, the contaminant plume has not encroached upon the Myer Center facility. However, the down gradient migration pathway for said contaminants is in the direction of the referenced building. It should be noted that the Myer Center facility has a basement level.

A remedial design was completed and approved by the NJDEP in August 1997. The selected remedial technologies involved using a combination of air sparging and soil vapor extraction (SVE) techniques. Construction of the selected remedial alternative was completed in April 1998. In January 2002, two groundwater recovery wells (RW-1 & RW-2) were installed in the source area and two additional air sparge points (SPG-3 and SPG-4) were installed to further enhance source area remediation. Groundwater recovery system wells RW-1 and RW-2 were connected to a newly constructed groundwater treatment system (GWTS). The GWTS was designed to capture and treat contaminated groundwater in the source area and reduce the elevated concentrations of detected chlorinated hydrocarbons as well as achieve hydraulic control in the source area and beyond. The GWTS utilized an air stripper to remove dissolved-phase chlorinated hydrocarbons from impacted groundwater extracted from the recovery wells. The air stripper effluent was polished via two in-series 500-pound granular activated carbon units prior to final discharge to the sanitary sewer.

In addition to groundwater extraction, recovery wells RW-1 and RW-2 and source area monitoring wells MW-28 and MW-29 were tied into the SVE system to further enhance removal of vapor phase chlorinated hydrocarbons in the source area. Air sparge wells SPG-1, SPG-2, SPG-3, and SPG-4 were installed to enhance the stripping of volatile chlorinated hydrocarbons from source area groundwater, where they were subsequently captured by the vapor extraction at RW-1, RW-2, MW-28, MW-29, SVE-1, and SVE-2. The vapor phase carbon units were upgraded from two in-series 55-gallon drums to two in-series 1,000-pound vapor phase units capable of a substantial SVE airflow increase. The flow upgrade resulted in a substantial increase of contaminant mass removal rates. As part of the 2002 system upgrade, the wastewater treatment lime pit was demolished and all existing limestone was removed and properly disposed of. A new sewer pipe was installed in order to maintain the existing sewer connection.

The GWTS was turned off in May of 2005 based upon available groundwater data. To date, the GWTS remains inactive. The installation continued remediation by injecting Hydrogen Release Compound (HRC) into site groundwater during FY07 and FY08 with the goal of achieving groundwater compliance by FY10. Subsequently the installation injected continued remediation by injecting Regenox in 2010 and 2011. A letter report dated November 18, 2011covering this latest action was provided to the NJDEP. The letter recommended that an updated RI/FS be performed to identify a remedy to complete the remediation of the site since low levels of VOCs still remain in the groundwater in this area. The RI/FS work is currently underway.

Suspected Landfill (CW-3A) – FTMM-25: The CW-3A site was identified as a suspected landfill area during the PA phase study. Interviews with long-term DPW employees suggested that a former landfill might be present at the site in question. The suspected landfill is

located north of the Pulse Power facility (Building 2707) which is also located in the southwestern part of the CWA.

On September 25, 1997, several test pits were excavated at the CW-3A site to ascertain whether the site was previously utilized as a landfill. Upon excavating the test pits, waste materials, mostly in the form of construction debris, were observed within the test pits. The debris itself consisted of concrete, asphalt, brick, wood, glass, and assorted scrap metals. Coal ash was also observed within each of the test pits.

To further evaluate the potential impact the landfill may have had on site soils and groundwater; four shallow monitoring wells were installed at the site. During monitoring well construction, continuous split spoon soil samples were collected in 4-foot increments. Based upon field observations and measurements, soil samples were collected at the following intervals: 0 to 6 inches, 18 to 24 inches, and just above the water table. Samples collected at the 18- to 24-inch interval were collected solely for VOAs to include a gas chromatography/mass spectrometry library search. Samples collected at the 0- to 6-inch interval were analyzed for TCL + 30 parameters, minus the VOA parameters, TAL metals, and cyanide. Samples collected just above the water table were analyzed for TCL + 30 parameters, TAL metals, and cyanide. A coal ash sample was also collected on December 17, 1997, and was analyzed for TCL + 30 parameters, TAL metals, and cyanide. During the week of January 12, 1998, groundwater samples were collected from each of the four wells. A second round of groundwater samples was collected during the week of January 26, 1998. All groundwater samples were analyzed for TCL + 30 parameters, TAL metals, and cyanide.

Benzo(a)anthracene, benzo(a)pyrene, and cadmium were detected within site soils slightly above NJDEP Direct Contact Soil Cleanup Criteria. Benzene and lead were detected in three down gradient monitoring wells slightly above NJDEP Groundwater Quality Criteria. Arsenic, chromium, and lead were detected in one up gradient monitoring well slightly above NJDEP Groundwater Quality Criteria. As of 2002, eight consecutive quarterly rounds of groundwater samples had been collected for subsequent analysis. A second RI that evaluated the potential for the presence of environmental contaminants within the existing landfill cover material was also completed.

The RI report that evaluates subsurface soils and groundwater was submitted to the NJDEP in May of 2005. The RI report that evaluates near surface soils was submitted to the NJDEP in March of 2004. The current action at this site is an RI/FS that is currently underway.

AAFES Gas Station, Building 2567 – FTMM-58: Site FTMM-58 was a gasoline service station operated by the AAFES organization. The station was located at the corner of Hope Road and Laboratory Road in the CWA. Five single walled steel underground storage tanks (USTs) were removed as part of a renovation project that was initiated as a result of one UST failing a tightness test. At the time, a determination was made to remove the existing tank system and replace it with a new fiberglass double-walled tank system. The tank system was removed (February 1993) and approximately 1,000 cubic yards (CY) of petroleum contaminated soil was excavated and stock piled for off-site disposal. A Preliminary Assessment (PA) was

conducted at the site and five monitoring wells were installed. Groundwater samples have been collected and analyzed for volatile organic analysis (VOA) + 15 and lead. Benzene, 1,2-DCE, methyl tert-butyl ether (MTBE), and lead were initially detected above NJDEP Groundwater Quality Criteria.

Subsequently, consecutive quarterly rounds of groundwater samples have been collected for analysis. Benzene, xylene, tert-butyl alcohol, and MTBE were detected in two of the five site monitoring wells above NJDEP Groundwater Quality Criteria. A remedial design that addresses groundwater contamination was submitted to the NJDEP. The remedial alternative approach selected for the Building 2567 site involved the use of monitored natural attenuation (MNA). A Classified Exception Area (CEA) for site groundwater was filed with the NJDEP. A Geoprobe® investigation was performed in early 2004 to further evaluate site groundwater conditions. An RI report summarizing these findings was prepared and was submitted to the NJDEP in February 2006. As part of a monitoring program, seven groundwater monitoring wells are sampled on a quarterly basis up until August of 2011. To supplement the MNA, the installation performed Oxygen Release Compound (ORC) injections and the continued monitoring of groundwater as a key component of the MNA program. ORC injections were performed in 2007 and 2008. Subsequent to that injections of Regenox were performed in 2010 and 2011. A letter report covering the Regenox injections and subsequent sampling was submitted to NJDEP on xx November, 2011. The data indicated that all site contaminants are below criteria and that final confirmation monitoring would be performed and if results were consistent with current levels an NFA would be approved. Site closeout is anticipated for 2013.

5.2 Additional Carve Out Areas Needing Further Investigation

There are 4 additional areas in CWA that are also considered "Carve Outs" based on the fact that additional information is needed to provide full characterization so that it can be determined if remedial actions are necessary or if these sites can be considered NFA and the category changed to an ECP Category 1.

ECP Parcel 28. There are three "Carve Outs" located in ECP Parcel 28 (ECP Parcel 28 Septic Tanks 1, 2, and 3 – see Figure 1, Enclosure 1). Each of these areas is associated with either a former septic tank or leach field. These areas were not fully evaluated in accordance with NJDEP technical regulations during the site investigation (U.S. Army BRAC 2005 Site Investigation Report, Fort Monmouth, Final, July 21, 2008). The installation is in the process of completing the required investigation and if necessary, remedial actions will be planned for these areas.

ECP Parcel 35. There is one "Carve Out" located in ECP Parcel 35 (ECP Parcel 35 Septic Tank at Pool Area – see Figure 1, Enclosure 1). This area is associated with a former septic tank that had not previously been identified and was not considered during the initial ECP. Therefore the area was not evaluated in accordance with NJDEP technical regulations during the site investigation (U.S. Army BRAC 2005 Site Investigation Report, Fort Monmouth, Final, July 21, 2008). The installation is in the process of completing the required investigation and if necessary, remedial actions will be planned for these areas.

There were several properties located near the CWA that were documented with releases of contaminants as part of the ECP in a database search or were observed with potential hazardous substances on their premises during the ECP survey. Table 5.1 lists these properties.

Table 5.1
Properties Observed During the CWA ECP Survey

Location	Property	Concern
539 Tinton Avenue	Concession Supply Co.	Observed AST and Cylinders
		SHWS – Active 05/2002. Inst.
		Control – 08/2005.
535 & 556 Tinton	Tinton Falls Borough	Observed AST and outside
Avenue		equipment/material storage.
		SHWS – Active 10/1999.
600 Tinton Avenue	CECOM – lease building	SHWS – Active 12/2005.
	until 1995/1996.	
Pine Brook Rd	Monmouth Co. Highway	Observed outside storage of
&GSP	Dist. 3&6	equipment/materials. SHWS –
		Active 11/1995. Class. Exempt
100 P 1 P 1	g 1 1 g	area.
100 Park Road	Standard Co	Observed outside storage of
		equipment/materials. HIST
45 D 1 D 1	H. C.	LUST/New Jersey Release.
45 Park Road	Hecon Corporation	CERCLA – NFRA TSDF
14 Park Road	Mazel Company	CERCLA - NFRA
1 Coldstream Way	Metallurgical Industries	Area observed to be vacant field.
		CERCLA – RA 06/1997.
		SHSW – Active 03/1995.
		ISRA – 03/1995.
Pinebrood & Hope	Fitzpatrick & Associates	Observed outside
Road		equipment/material storage.
250 Pine Brook	Eatontown Borough	Observed AST and outside
Road		equipment/material storage.
		SHWS – Closed with
		Restrictions – 08/1995. Inst.
27.16	T D .	Control.
37 Maxwell Road	Fiorri Paving	Observed outside
		equipment/materials storage.
) / 11 0) / 11	D :1	New Jersey Manifest.
Maxwell & Mill	Residence	Observed AST.

SHWS = State hazardous waste site

HIST LUST = Historic leaking underground storage tank

NFRA = No further remedial action planned

TSDF = Transportation, storage, disposal facility

RA = Remedial Action

ISRA = Industrial site recovery act

6. ENVIRONMENTAL REMEDIATION AGREEMENTS

The following environmental agreement is applicable to Fort Monmouth generally: Voluntary Cleanup Agreement among New Jersey Department of Environmental Protection, U.S. Department of the Army, U.S. Department of the Navy, U.S. Department of the Air Force, and U.S. Defense Logistics Agency, dated August 30, 2000. However, the Voluntary Cleanup Agreement does not require any remedial action on the CWA and Parcel B that are the subject of this FOST. The deed of transfer of the property will include a provision reserving the Army's right to conduct remediation activities under the Voluntary Cleanup Agreement if necessary in the future (Enclosure 8).

7. REGULATORY/PUBLIC COORDINATION

The NJDEP and the public were notified of the initiation of this FOST. Regulatory/public comment received during the public comment period will be reviewed and incorporated, as appropriate. A copy of the regulatory/public comments and the Army Responses will be included at Enclosure 9.

8. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE

The environmental impacts associated with the proposed transfer of the property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of this analysis are documented in the Final Environmental Assessment of the Implementation of Base Realignment and Closure at Fort Monmouth, New Jersey, March 2009; and Finding of No Significant Impact Environmental Assessment of the Disposal and Reuse of Fort Monmouth, New Jersey, February 2010. There were no encumbrances or conditions identified in the NEPA analysis as necessary to protect human health or the environmental.

9. FINDING OF SUITABILITY TO TRANSFER

Based on the above information, I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and the property is transferable under CERCLA section 120(h)(3). In addition, all Department of Defense requirements to reach a finding of suitability to transfer have been met, subject to the terms and conditions set forth in the attached Environmental Protection Provisions that shall be included in the deed for the property. The deed will also include the CERCLA 120(h)(3) Notice, Covenant, and Access Provisions and Other Deed Provisions. Finally, the hazardous substance notification (Table 2) shall be included in the deed as required under the CERCLA Section 120(h) and DOD FOST Guidance.

Mr. James E. Briggs	Date	
Acting Chief, Consolidated Branch		
BRAC Division		

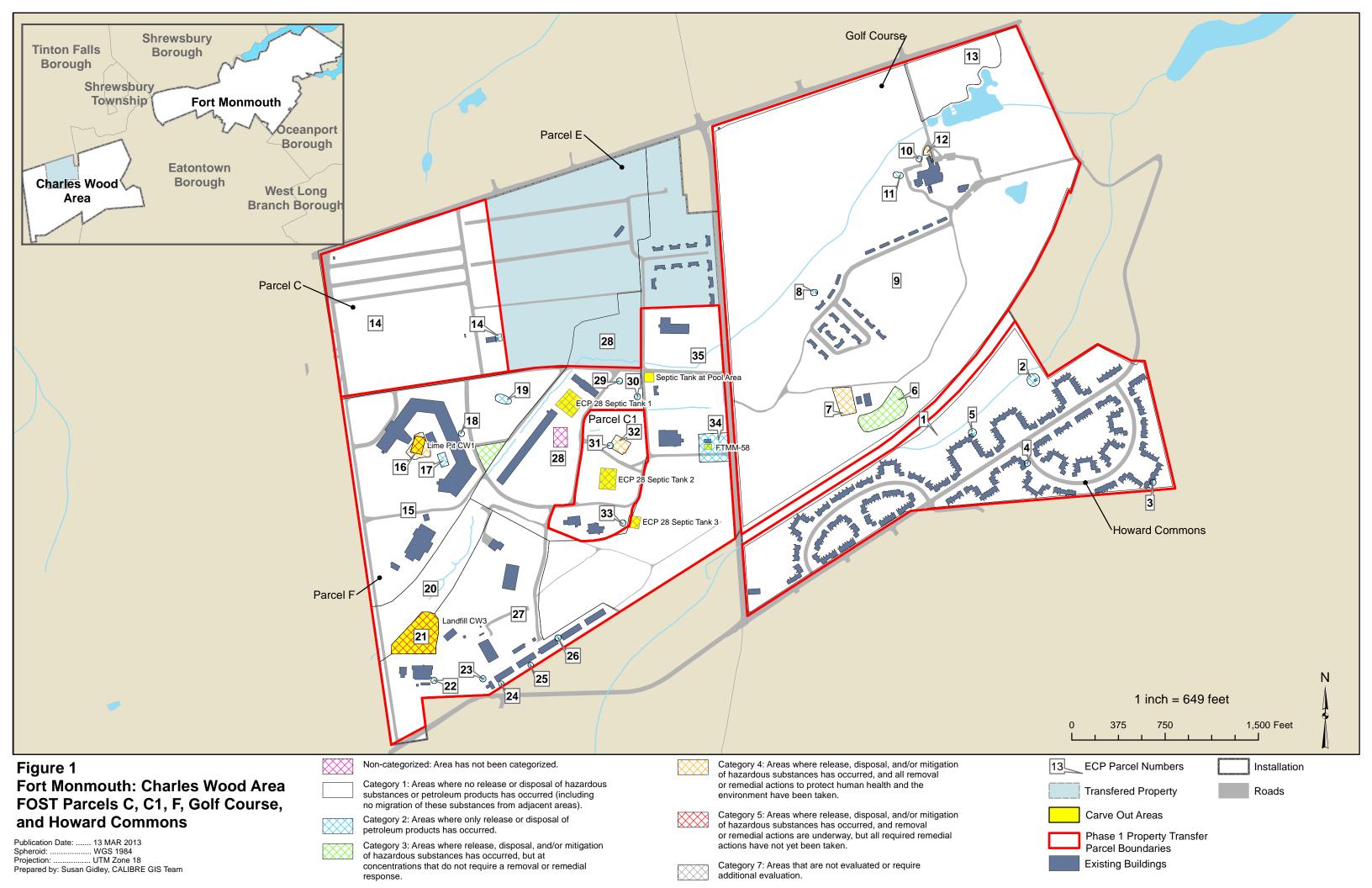
9 Enclosures

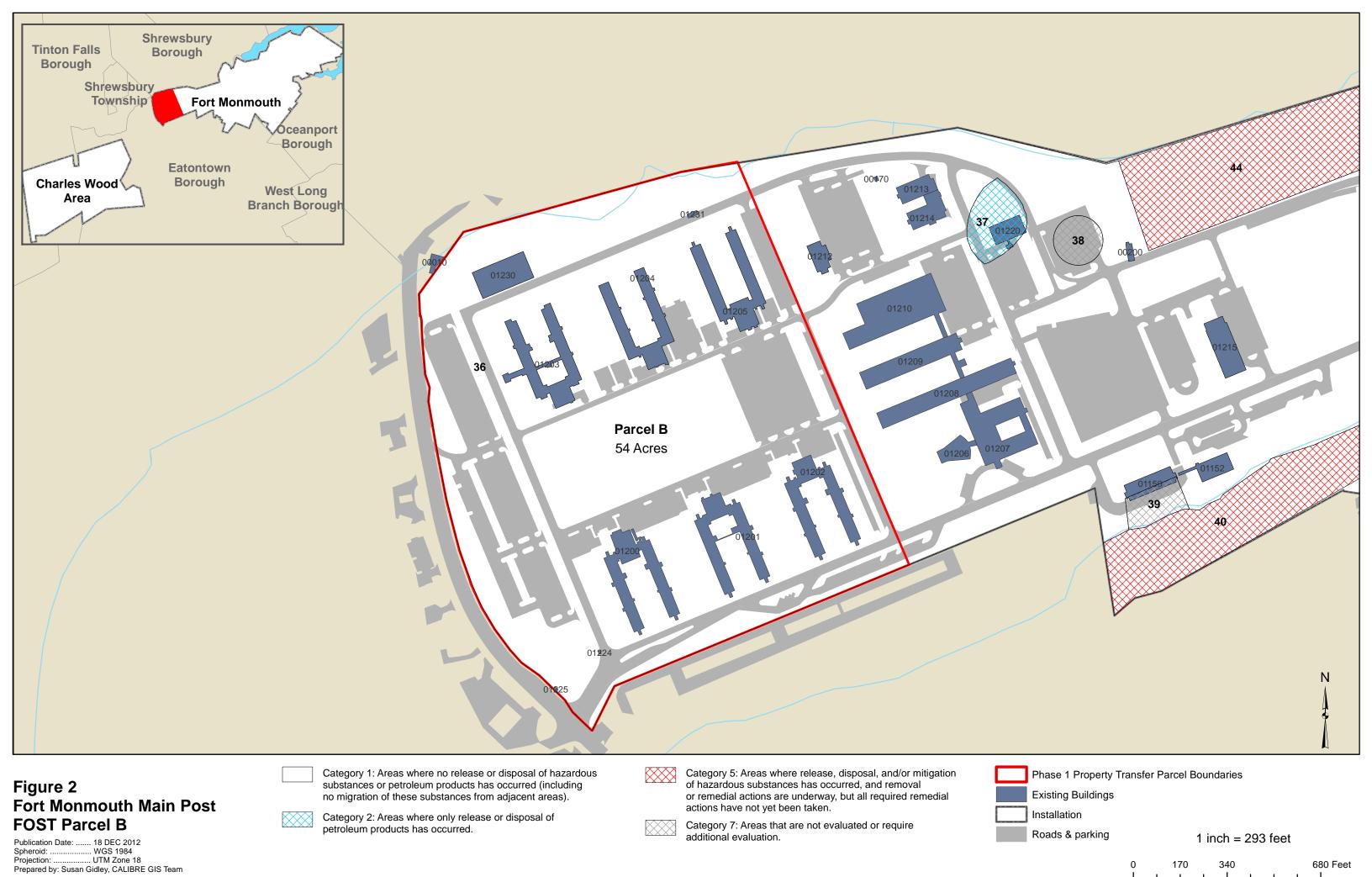
- Encl 1 -- Site Map of Property
- Encl 2 -- Environmental Documentation
- Encl 3 -- Table 1 -- Description of Property
- Encl 4 -- Table 2 -- Notification of Hazardous Substance Storage, Release, or Disposal
- Encl 5 -- Table 3 -- Notification of Petroleum Product Storage, Release, or Disposal
- Encl 6 Table 4 Building Summary of Asbestos Containing Material
- Encl 7 CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions
- Encl 8 -- Environmental Protection Provisions
- Encl 9 -- Regulatory/Public Comments and Responses



ENCLOSURE 1Site Maps of Property







ENCLOSURE 2

Environmental Documentation

(Note: The following documents are the complete list of document that were used for the ECP report and not all of the documents may apply to this FOST)

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TABLE 1 – DESCRIPTION OF PROPERTY

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
Troperty Description		Category	
Building 2600	1(1)PS	1	None
Residential Units 3001	1(1)PS	1	None
through 3052	1/1\DC	1	NT
Building 3216 Building 2603 (FTMM-	1(1)PS	1 2	None
63)	2(2)HS/PS/PR	2	Sewage Lift Station A 275 gallon UST and 225 cubic yards
(03)			(CY) of potentially contaminated soil
			were removed in 1998.
Former UST located at	3(2)PS/PR	2	#2 fuel oil storage tank (UST-3050-30).
Residential Unit 3050	3(2)1 5/1 K		The UST and 23 CY of potentially
Residential Onit 3030			contaminated soil have been removed.
Former UST located at	4(2)PS/PR	2	#2 fuel oil storage tank (UST-3027-28).
Residential Unit 3027	1(2)15/11		The UST and 8.7 CY of potentially
residential olite 3027			contaminated soil have been removed.
Former UST located at	5(2)PS/PR	2	#2 fuel oil storage tank (UST-3021-27).
Residential Unit 3021	3(2)15/110	2	The UST and 113 tons of contaminated
11001001111111 0 1111 0 0 2 1			soil have been removed.
FTMM-31 (CW-9)	6(3)HR	3	None
Former Sludge Disposal	3(0)==1		
FTMM-28 (CW-6)	7(4)HS/HR/PS/PR	4	USTs removed, groundwater and soil
Former Pesticide Storage			evaluated for pesticides.
Building 2044			1
UST-2044-24			
UST-2044-32			
UST-2044-33			
UST-2043-36	8(2)HS/PS/PR	2	USTs removed.
Building 2000 Officer's	9(1)HS/PS	1	None
Club			
Building 2001	9(1)HS/PS	1	None
Building 2002	9(1)HS/PS	1	None
Building 2018	9(1)HS/PS	1	None
Building 2020	9(1)HS/PS	1	None
Residential Units 2022	9(1)HS/PS	1	None
through 2042			
Building 2044	9(1)HS/PS	1	None
Building 2046	9(1)HS/PS	1	None
Building 2067	9(1)HS/PS	1	None
Building 2068	9(1)HS/PS	1	None
Building 2070	9(1)HS/PS	1	None
Building 2071	9(1)HS/PS	1	None
Building 2000	10(2)PS/PR	2	Former UST (UST-2000-38) (#2 fuel oil)
D !!!! 20.57	11(0)70(77)		No remediation required, UST removed.
Building 2067	11(2)PS/PR	2	Former #2 fuel oil UST removed with 90
ETTI O (20 (CVV 5)	10/4)110/110/20		CY of potentially contaminated soil.
FTMM-29 (CW-7)	12(4)HS/HR/PS	4	Transformer removed. Soil excavation
Former PCB			and offsite disposal – three phases. Soil
Transformer Location			above residential screening criteria and

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
			below industrial screening criteria left in place.
Former Residential Buildings 2004-2016	13(1)PS (P)	1	None
NW Area of CWA Former Residential Housing, former #2 fuel oil UST, former wash rack, vehicle storage area	14(2)PS/PR and 14(1)PS	2	UST at Building 2275 is Category 2 as petroleum contaminated soil removed. Remainder of ECP Parcel 14 is Category 1.
2700 Meyer Center 2705 (FTMM-23) (CW-2)	15(1)HS/PS 15(3)HS – around former Lime Pit CW-2		The parcel encompasses current and former laboratory and industrial processes within Building 2700 and the surrounding area. Building 2705 is a former photo processing and night vision laboratory. Chemical and hazardous substance use has been extensively documented in association with the historic and current research and industrial activity in this parcel. The former lime pit (CW-2 – FTMM-23) was removed and investigations performed, while some contaminants were observed in soil and groundwater, no remedial action was required and NFA letters provided by NJDEP on May 8, 1012 and October 17, 2012. The area around lime pit CW-2 is considered Category 3 and the remainder of the parcel is considered Category 1.
FTMM-22 (CW-1) Former Wastewater Treatment Lime Pit	16(4)HS/HR	5	The former wastewater treatment lime pit located in the courtyard of Building 2700 was investigated under the IRP as Site FTMM-22 (CW-1). Volatile organic compounds are present at concentrations above NJDEP GW Quality Criteria. At present, the contaminant plume has not encroached upon Building 2700. A contaminant treatment system (soil vapor extraction and air sparging) was in place until 2005. Treatment of the groundwater through enhanced bioremediation (HRC injection) was performed in FY 07 and with Regenox in 2010 and 2011. Additional remediation will be required in this area. Areas outside the main plume are now below criteria and area considered remediated and a Category 4 and are included in this FOST. Areas within the plume are not fully remediated and are not part of this FOST and transfer.

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
Building 2700 (UST- 2700-35 thru 39) former #6 fuel oil USTs	17(2)PS/PR	2	USTs and 500 CY of potentially contaminated soil removed in 1998. No further action (NFA) letter received 10/23/2000.
Building 2700 (UST- 2700-61) former #2 fuel oil UST	18(2)PS/PR	2	UST and potentially contaminated soil removed in 1994. NFA letter received 1/10/2003.
Building 2337 (UST- 2337-65) former #2 fuel oil UST	19(2)PS/PR	2	UST and potentially contaminated soil removed in 1994. NFA letter received 1/10/2003.
Undisturbed area along SW portion of Parkers Creek	20(1)	1	This is the undisturbed, wooded area surrounding Parkers Creek in the southwest portion of the Charles Wood Area. No release or disposal of hazardous substances or petroleum products has occurred.
Building 2707 (UST- 2707-40) former #2 fuel oil UST	22(2)PS/PR	2	UST and potentially contaminated soil removed in 1998. NFA letter received 02/24/2000.
Building 2500 (UST- 2500-52 thru 56) former gasoline USTs	23(2)PS/PR	2	Five former gasoline USTs and petroleum contaminated soil removed in 1993. NFA letter received on 4/20/2001.
Building 2502 (UST- 2502-13) former #2 fuel oil UST	24(2)PS/PR	2	UST and potentially contaminated soil removed in 1998. NFA letter received 02/24/2000.
Building 2503 (UST- 2503-14) former #2 fuel oil UST	25(2)PS/PR	2	UST and potentially contaminated soil removed in 1996. NFA letter received 07/10/1998.
Building 2504 (UST- 2504-15) former #2 fuel oil UST	26(2)PS/PR	2	UST and potentially contaminated soil removed in 1995. NFA letter received 10/23/2000.
Buildings 2501, 2503, 2506, 2507, 2624, 2625, 2630, 2632, 2704, 2707, 2708, 2709, 2710, and 2713 SW portion of CWA that includes the former Pulse Power Center, Machine Shop, Paint and Fabrication facility, Former Motor Pool, and portions of the former Watson Laboratories.	27(1)HS /(P)/PS/ (P)	1	Twelve USTs removed from 1993 to 2002. No releases noted. NJDEP Closure Approval Letters received for all twelve closures.
Buildings 2525, 2535, 2539, 2540, Former Motor Pool NW of 2566 Former Eatontown Laboratory, Battery Test Facility, Safety calibration laboratory office, Former Motor Pool.	28(1)HS/ (P)/PS/	1	This parcel encompasses Buildings 2525, 2535, 2539, 2540, and all land within this area. Numerous demolished buildings located to the east and southeast of 2525. Industrial operations include the battery test facility (2535), former Eatontown laboratory (2525), and the Safety office calibration laboratory. Outdoor storage and ground staining were identified in the

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
			area of the former motor pool in aerial photographs from 1947, 1957, 1963, 1974, and 1991. Ten former fuel oil USTs have been removed; no contamination was identified during closure; and No Further Action approval letters were received from the NJDEP. Certain portions of ECP Parcel 28 are not included in this FOST/transfer as they require additional evaluation to determine their suitability for transfer. These areas are considered "Carve Out" areas.
Building 2561 (UST-2561-31) former #2 fuel oil UST	29(2)PS/PR	2	UST and petroleum contaminated soil were removed in 1995. NFA approval letter was received from the NJDEP on 7/10/98.
Building 2562 (UST-2562-41) former gasoline UST	30(2)PS/PR	2	A former gasoline UST and potentially contaminated soil were removed in 1993. All confirmatory soil analytical results were below NJDEP criteria. Methyltertiary-butyl ether (MTBE) and lead were previously detected in groundwater above NJDEP criteria, but have been below the standards since November 1998. A closure report requesting No Further Action was submitted to the NJDEP on 01/02/02 and NFA provided per NJDEP letter 01/10/2003.
Building 2537 (UST-2537-27) former #2 fuel oil UST.	31(2)PS/PR	2	A former #2 fuel oil UST and 15 cubic yards of petroleum-contaminated soil were removed in 1997. A closure report was submitted to the NJDEP requesting a No Further Action determination in 1998, and a No Further Action approval letter was received from the NJDEP on 8/29/00.
Former indoor Small Arms Range (Bldg. T- 2537)	32(4)HR	4	The former indoor small arms firing range located west of Building 2566 was investigated under the Fort Monmouth Installation Restoration Program as Site FTMM-26 (CW-4). Lead identified in soil above NJDEP Direct Contact Soil Cleanup Criteria, spent rounds, and casings, were removed in 1997. An RI report requesting an NFA determination from the NJDEP was submitted in October 2005. NJDEP concurred on the NFA in letter dated April 26, 2007
Building 2534 (UST-2534-24) former #2 fuel oil UST	33(2)PS/PR	2	A former #2 fuel oil UST was removed in 1994. Petroleum-related contaminants were detected in post-excavation soil samples at concentrations below the NJDEP cleanup criteria. A Closure

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
			Report was submitted to the NJDEP, and a NFA approval letter was received from the NJDEP on 1/10/2003.
AAFES Gasoline Station (FTMM-58)	34(2)PS/PR	2	This parcel was investigated under the IRP as Site FTMM-58 (Building 2567). Site FTMM-58 was a former gasoline service station operated by the AAFES organization. The station is located at the corner of Hope Road and Laboratory Road. Five single-walled steel USTs and 1,000 cubic yards of petroleum-contaminated soil were removed as part of a renovation project that was initiated in 1991. Gasoline-related contaminants were detected in groundwater above NJDEP groundwater quality criteria. A CEA was filed with the NJDEP; and in situ bioremediation (ORC injection to be performed in 2007 and 2008) and monitored natural attenuation, including groundwater monitoring, were selected as the remedial approach. Additional injections of Regenox were performed in 2010 and 2011 and all groundwater is currently below criteria. Confirmation sampling (2 high water events) will be performed. Areas outside the plume area are considered non-impacted and area part of this FOST and are considered a Category 1. Areas in the main plume are considered a "Carve Out" and are not
Child Development Center (2290), Teen Center (2566), Pool (2568, 2569) and FTMM-27 Former sewage treatment plant	35(1)PS		included in this transfer. This parcel includes the Child Development Center (2290), Teen Center (2566), Pool Area (2568 and 2569) and the former sewage treatment plant, and the wooded portion of CWA south of 2566. No release or disposal of hazardous substances or petroleum products has occurred, and there has been no migration of such substances from adjacent areas. The former Charles Wood sanitary treatment plant (STP) was investigated under the Fort Monmouth Installation Restoration Program as Site FTMM-27 (CW-5). The former STP was located in the center of the CWA, bounded by Hope Road to the east, Corregidor Road to the north, Guam Lane to the west, and Laboratory Road to the south. The STP was closed on 29 October 1975 and demolished in 1983. No compounds of

Building Number and Property Description	ECP Parcel Designation	Condition Category	Remedial Actions
			concern were detected above NJDEP criteria, and a NFA determination was approved by the NJDEP in 1994.
Military Army Prep School and Offices (Buildings 1200, 1201, 1202, 1203, 1204, 1205, 1230, 1231, 1225, 1222, 1224, and 1226	36(1)HS/PS	1	None

Category 1: Areas where no release or disposal of hazardous substances or petroleum products has occurred. (including no migration of these substances from adjacent areas)

Category 2: Areas where only release or disposal of petroleum products has occurred.

Category 3: Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.

Category 4: Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.



TABLE 2 – NOTIFICATION OF HAZARDOUS SUBSTANCE STORAGE, RELEASE OR DISPOSAL

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
FTMM-28 (CW-6) Former Pesticide Storage Building 2044 (ECP Parcel 7) UST-2044-24 UST-2044-32 UST-2044-33	Pesticides, herbicides, gasoline, and diesel	Area used for pesticide storage until 1980s	USTs removed, Area investigated low levels of pesticides identified in soils (likely not from spill) NFA provided by NJDEP April 30, 2012.
FTMM-29 (CW-7) Former PCB Transformer Location (ECP Parcel 12)	PCBs	Installation date unknown. Spill date unknown. Transformer removed in 1990.	Transformer removed. Soil excavation and offsite disposal – three phases. Soil above residential screening criteria and below industrial screening criteria left in place. Draft Deed Notice submitted to NJDEP, concurrence on Draft Deed Notice provided January 29, 2013, final NFA to be provided after property is transferred and deed notice recorded with deed.
Building 2700 (ECP Parcel 15)	Halon 1301 [75-63-8]	Storage occurred up to 2003. No release occurred.	Former Fire Suppression System was removed.
FTMM-26 former indoor small arms range Bldg. T-2537 (ECP Parcel 32)	Lead	Soil cleanup on 1997	The former indoor small arms firing range located west of Building 2566 was investigated under the Fort Monmouth Installation Restoration Program as Site FTMM-26 (CW-4). Lead identified in soil above NJDEP Direct Contact Soil Cleanup Criteria, spent rounds, and casings, were removed in 1997. An RI report requesting an NFA determination from the NJDEP was submitted in October 2005. NJDEP concurred on the NFA in letter dated April 26, 2007
2700 Meyer Center (FTMM-22 - CW- 1) (ECP Parcel 16)	Dichloroethylene, Trichloroehtylene	Remediation on going	The former wastewater treatment lime pit located in the courtyard of Building 2700 was investigated under the IRP as Site FTMM-22 (CW-1). Volatile organic compounds are present at concentrations above NJDEP GW

Building Number	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
			Quality Criteria. At present, the contaminant plume has not encroached upon Building 2700. A contaminant treatment system (soil vapor extraction and air sparging) was in place until 2005. Treatment of the groundwater through enhanced bioremediation (HRC injection) was performed in FY 07 and with Regenox in 2010 and 2011. Additional remediation will be required in this area. Areas outside the main plume are now below criteria and area considered remediated and a Category 4 and are included in this FOST. Areas within the plume are not fully remediated and are not part of this FOST and transfer.

^{*} The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or 'Superfund') 42 U.S.C. §9620(h). This table provides information on the storage of hazardous substances for one year or more in quantities greater than or equal to 1,000 kilograms or the hazardous substances CERCLA reportable quantity (which ever is greater). In addition, it provides information on the known release of hazardous substances in quantities greater than or equal to the substances CERCLA reportable quantity. See 40 CFR Part 373.

TABLE 3 – NOTIFICATION OF PETROLEUM PRODUCT STORAGE, RELEASE, OR DISPOSAL

Building Number	Name of	Date of Storage, Release, or	Remedial Actions
Dunuing Number	Petroleum	Disposal	Kemeulai Actions
	Product(s)	Disposar	
	110000(5)	USTs	
Building 2000	#2 Fuel Oil	Removed 5-17-94	UST removed
(UST-2000-1)		Closed 8-29-00	
Building 2000	2000-gallon #2	Removed in 1997 – no soil	UST removed 1997
(UST-2000-38)	Fuel Oil	contamination detected.	
Building 2018	#2 Fuel Oil	Removed 11-8-91	UST removed
(UST-2018-2)		Closed 8-29-00	
Building 2018	Diesel	Removed 5-20-98 closed 2-24-	UST removed
(UST-2018-34)		00	
Building 2021	Diesel	Removed 5-58-98	UST removed
(UST-2021-35)		Closed 2-24-00	
Building 2022	#2 Fuel Oil	Removed 1-22-00	UST removed
(UST-2022-3)		No closure report required	
Building 2023	#2 Fuel Oil	Removed 1-13-00	UST removed
(UST-2023-4)		No closure report required	
Building 2024	#2 Fuel Oil	Removed 1-19-00	UST removed
(UST-2024-5)		No closure report required	
Building 2025	#2 Fuel Oil	Removed 2-4-00	UST removed
(UST-2025-6)		No closure report required	
Building 2026	#2 Fuel Oil	Removed 2-8-00	UST removed
(UST-2026-7)		No closure report required	
Building 2027	#2 Fuel Oil	Removed 2-9-00	UST removed
(UST-2027-8)		No closure report required	
Building 2028	#2 Fuel Oil	Removed 2-17-00	UST removed
(UST-2028-9)		No closure report required	
Building 2029	#2 Fuel Oil	Removed 2-22-00	UST removed
(UST-2029-10)		No closure report required	
Building 2030	#2 Fuel Oil	Removed 2-28-00	UST removed
(UST-2030-11)		No closure report required	
Building 2031	#2Fuel Oil	Removed 3-1-00	UST removed
(UST-2031-12)		No closure report required	
Building 2032	#2 Fuel Oil	Removed 3-2-00	UST removed
(UST-2032-13)		No closure report required	
Building 2033	#2 Fuel Oil	Removed 3-17-00	UST removed
(UST-2033-14)		No closure report required	
Building 2034	#2 Fuel Oil	Removed 3-20-00	UST removed
(UST-2034-15)	#2 T 1 2 "	No closure report required	Yyam 1
Building 2035	#2 Fuel Oil	Removed 3-21-00	UST removed
(UST-2035-16)	#2 E 1 C !!	No closure report required	YYOTT 1
Building 2036	#2 Fuel Oil	Removed 3-22-00	UST removed
(UST-2036-17)	#2 E 1 C !!	No closure report required	YYOTT 1
Building 2037	#2 Fuel Oil	Removed 3-23-00	UST removed
(UST-2037-18)	#2 E 1 C !!	No closure report required	Y YORK
Building 2038	#2 Fuel Oil	Removed 4-11-00	UST removed
(UST-2038-19)	#2 E 1 C !!	No closure report required	Y YORK
Building 2039	#2 Fuel Oil	Removed 4-12-00	UST removed

Building Number	Name of	Date of Storage, Release, or	Remedial Actions
Dunuing Tumber	Petroleum	Disposal	Remediai recions
	Product(s)	Disposar	
(UST-2039-20)		No closure report required	
Building 2040	#2 Fuel Oil	Removed 4-13-00	UST removed
(UST-2040-21)		No closure report required	
Building 2041	#2 Fuel Oil	Removed 4-6-00	UST removed
(UST-2041-22)		No closure report required	
Building 2042	#2 Fuel Oil	Removed 4-7-00	UST removed
(UST-2042-23)		No closure report required	
Building 2043	Diesel	UST removed 4/10/98 Closure	Contaminated soil removed NJDEP
(UST-2043-36)		10/23/00	closure approval 10/23/00
Building 2044	#2 Fuel Oil	Removed 12-16-93	UST removed
(UST-2044-24)		Closure Pending – metals	
		monitoring	
Building 2044	Diesel	Removed 12-21-93 Closure	UST removed
(UST-2044-32)		Pending – metals monitoring	
Building 2044	Gasoline	Removed 12-17-93 Closure	UST removed
(UST-2044-33)		Pending – metals monitoring	
Building 2067	#2 Fuel Oil	Removed in 2000 – no soil	UST removed 2000
(UST-2067-37)		contamination detected.	
Building 2067	#2 Fuel Oil	Removed in 2001 – no soil	UST removed 2001
(UST-2067-37)		contamination detected.	
Building 2231	#2 Fuel Oil	Oil removed 11/09/94, UST	No contamination; no DICAR; no
(UST-2231-1)		removed 10/25/1999 -	Closure Report required.
Building 2232	#2 Fuel Oil	Oil removed 11/09/94, UST	No contamination; no DICAR; no
(UST-2232-2)		removed 10/26/99	Closure Report required.
Building 2233	#2 Fuel Oil	Oil removed 11/09/94, UST	No contamination; no DICAR; no
(UST-2233-3)		removed 10/27/99	Closure Report required.
Building 2234	#2 Fuel Oil	UST removed 10/29/99	No contamination; no DICAR; no
(UST-2234-4)			Closure Report required.
Building 2235	#2 Fuel Oil	Oil removed 11/09/94, UST	No contamination; no DICAR; no
(UST-2235-5)		removed 11/2/99	Closure Report required.
Building 2236	#2 Fuel Oil	UST removed 11/09/94	No contamination; no DICAR; no
(UST-2236-6)			Closure Report required.
Building 2237	#2 Fuel Oil	UST removed on 11/23/99	No contamination; no DICAR; no
(UST-2237-7)			Closure Report required.
Building 2238	#2 Fuel Oil	Oil removed from UST on	No contamination; no DICAR; no
(UST-2238-8)		11/09/94; UST removed	Closure Report required.
D !!!! 2220	W2 T 1 0 11	12/1/99	N. DYGLE
Building 2239	#2 Fuel Oil	UST removed on 12/29/99	No contamination; no DICAR; no
(UST-2239-9)	#2 F 1 0 H	O'I IS VIGT	Closure Report required.
Building 2240	#2 Fuel Oil	Oil removed from UST on	No contamination; no DICAR; no
(UST-2240-10)	#2.F. 1.0''	11/08/94; UST removed 1/3/00	Closure Report required.
Building 2260	#2 Fuel Oil	Oil removed from UST on	No contamination; no DICAR; no
(UST-2260-11)	#2 F 1 O'1	11/08/94; UST removed 1/5/00	Closure Report required.
Building 2275	#2 Fuel Oil	Oil removed from UST on	Closure Report submitted to NJDEP on
(UST-2275-12)		11/08/94; UST removed and some old soil contamination	07/27/98. NJDEP closure approval letter
			dated 8/29/00.
Building 2337	#2 Fuel Oil	noted and removed on 6/20/97	Closura Papart submitted to NIDED ar-
(UST-2337-65)	πΔ I'UEI OII	UST and contaminated soil (highest soil TRPH 6,900	Closure Report submitted to NJDEP on 01/02/02; NJDEP Closure Approval
(031-2337-03)		mg/kg) removed.	Letter dated 01/10/2003.
Building 2500	Gasoline	Highest TPHC in soil = 10	Closure Report submitted to NJDEP on
(UST-2500-52)	Gasonne	mg.kg.	02/26/96. NJDEP Closure Approval
(001-2300-32)	<u> </u>	1116.42.	02/20/70. TODE! Closure Approval

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
			Letter dated 4/20/01.
Building 2500 (UST-2500-53)	Gasoline	UST Removed 3/25/93	See Tank UST-2500-52
Building 2500 (UST-2500-54)	Gasoline	UST Removed 3/25/93	See Tank UST-2500-52
Building 2500 (UST-2500-55)	Gasoline	UST Removed 3/25/93	See Tank UST-2500-52
Building 2500 (UST-2500-56)	Gasoline	UST Removed 3/25/93	See Tank UST-2500-52
Building 2502 (UST-2502-13)	#2 Fuel Oil	Oil removed from UST on 11/07/94; UST removed on 4/23/96; discharge noted in pipe run-soil removed	Closure Report submitted to NJDEP on 07/27/98. NJDEP Closure Approval Letter dated 8/29/00.
Building 2503 (UST-2503-14)	#2 Fuel Oil	Oil removed from UST on 11/07/94; UST removed on 4/23/96; discharge noted in pipe run-soil removed	Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 7/10/98.
Building 2504 (UST-2504-16)	#2 Fuel Oil	Oil removed from UST on 11/7/94 and put into Bldg. 1220 oil tank. UST removed on 5/13/97	UST in good shape; no release noted. Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 10/23/00.
Building 2504 (UST-2504-15)	#2 Fuel Oil	Oil removed from UST on 11/7/94; UST removed on 9/20/95.	Closure Report submitted to NJDEP on 09/11/00. NJDEP Closure Approval Letter dated 10/23/00.
Building 2506 (UST-2506-17)	#2 Fuel Oil	UST removed on 6/12/97.	UST in good shape-no discharge noted, clean excavation. Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2507 (UST-2507-18)	#2 Fuel Oil	UST removed 6/5/97.	UST in good shape-no discharge noted, clean excavation. Closure Report submitted to NJDEP on 3/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2508 (UST-2508-19)	#2 Fuel Oil	Oil removed from UST on 11/07/94; UST removed on 4/19/96.	Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2529 (UST-2529-20)	#2 Fuel Oil	Oil removed from UST on 11/09/94; UST removed on 9/26/95.	Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2531 (UST-2531-21)	#2 Fuel Oil	Oil removed from UST on 11/08/94; UST removed on 9/26/97.	Closure Report submitted to NJDEP on 08/03/00. NJDEP Closure Approval Letter dated 08/29/00.
Building 2532 (UST-2532-22)	#2 Fuel Oil	UST removed 09/14/95.	Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2533 (UST-2533-23)	#2 Fuel Oil	UST removed 09/14/95.	Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2534 (UST-2534-24)	#2 Fuel Oil	Oil removed from UST 7/14/93; UST removed 5/24/94.	Highest TPHC in soil=469 mg/kg. Closure Report submitted to NJDEP on 5/15/02; NJDEP Closure Approval Letter dated 01/10/2003.

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
Building 2535 (UST-2535-25)	#2 Fuel Oil	Oil removed from UST on 11/08/94; UST removed on 6/10/97.	UST in good shape; no release noted. Closure Report submitted to NJDEP on 07/27/98. NJDEP Closure Approval Letter dated 8/29/00.
Building 2536 (UST-2535-26)	#2 Fuel Oil	Oil removed from UST on 11/08/94; UST removed on 5/21/97.	No sign of discharge. Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2537 (UST-2535-27)	#2 Fuel Oil	UST and 15 CY of stained soil removed 5/27/97.	Closure Report submitted to NJDEP on 07/27/98. NJDEP Closure Approval Letter dated 8/29/00.
Building 2539 (UST-2539-28)	#2 Fuel Oil	UST removed on 12/01/92.	No release noted; Closure report submitted to NJDEP on 01/26/93; closure approved on 03/31/93.
Building 2539 (UST-2539-64)	#2 Fuel Oil	UST removed on 12/1/92.	No contamination found (TPHC in soil < 30 mg/kg). No release noted. Closure report submitted to NJDEP on 01/26/93; closure approved on 03/31/93.
Building 2542 (UST-2542-29)	#2 Fuel Oil	UST removed on 7/12/90.	UST in good shape with no signs of leakage or corrosion inside tank. No evidence of a release and no contamination observed. A Site Assessment Compliance Statement was submitted to NJDEP on 11/22/91.
Building 2543 (UST-2543-30)	#2 Fuel Oil	Oil removed from UST on 11/21/94. UST removed on 7/29/98.	No discharge observed. Closure Report submitted to NJDEP on 03/29/99. NJDEP Closure Approval Letter dated 2/24/00.
Building 2546 (UST-2546-63)	#2 Fuel Oil	UST removed on 7/31/92.	TPHC in soil<1000 mg/kg. Approximately 35 cubic yards of soil removed. Closure approved 06/10/93.
Building 2561 (UST-2561-31)	#2 Fuel Oil	UST removed on 9/26/95.	Closure Report submitted to NJDEP on 03/27/98. NJDEP Closure Approval Letter dated 07/10/98.
Building 2562 (UST-2562-41)	Gasoline	UST and stained soil removed all confirmatory soil results were below criteria.	Maximum remaining TRPH in soil=18.4 mg/kg. Methyl-tertiary-butyl ether and lead were previously detected above New Jersey GWQC, but have been below the standards since November 1998. Closure Report requesting No Further Action submitted to NJDEP on 01/02/02. NJDEP Closure Approval Letter dated 10/23/00.
Building 2564 (UST-2564-32)	#2 Fuel Oil	UST removed on 6/26/90.	No release observed. Standard Reporting Form and Site Assessment Compliance Statement sent to NJDEP on 11/22/91.
Building 2567 (UST-2567-42)	Gasoline	UST removed on 2/24/93.	No free product in groundwater. BTEX found in monitoring wells. Closure Report submitted to NJDEP in May 2000 recommends conditional NFA with a CEA; monitoring ongoing.
Building 2567	Gasoline	UST removed on 2/24/93.	No free product in groundwater. BTEX

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions
(UST-2567-43)	1100000(0)		found in monitoring wells. Closure Report submitted to NJDEP in May 2000 recommends conditional NFA with a CEA; monitoring ongoing.
Building 2567 (UST-2567-44)	Gasoline	UST removed on 2/24/93.	No free product in groundwater. BTEX found in monitoring wells; DICAR #89-12 12-1442 closed-out due to mechanical malfunction/repair. DICAR 91-8-27-1414 opened due to failed tank test. Report previously submitted; monitoring ongoing.
Building 2567 (UST-2567-45)	Gasoline	UST removed on 2/24/93.	No free product in groundwater. BTEX found in monitoring wells. Closure Report submitted to NJDEP in May 2000 recommends conditional NFA with a CEA; monitoring ongoing.
Building 2603 (UST-2603-60)	Diesel	UST removed 4/14/98.	UST and 225 CY of potentially contaminated soil removed 4/14/98. Closure Report submitted to NJDEP on 5/15/02.
Building 2624 (UST-2624-34)	#2 Fuel Oil	UST removed on 3-25-93.	Highest TPHC= 21.4 ppm. No release noted. Closure Report submitted to NJDEP on 6/10/93. Closure approval dated 07/23/93.
Building 2624 (UST-2624-57)	#2 Fuel Oil	UST removed on 3-25-93.	No release noted. Closure Report submitted to NJDEP on 7/30/95. NJDEP Closure Approval Letter dated 09/21/95.
Building 2624 (UST-2624-58)	#2 Fuel Oil	UST removed on 3-25-93.	No release noted. Closure Report submitted to NJDEP on 7/30/95. NJDEP Closure Approval Letter dated 09/21/95.
Building 2624 (UST-2624-59)	#2 Fuel Oil	UST removed on 3-25-93.	No release noted. Closure Report submitted to NJDEP on 7/30/95. NJDEP Closure Approval Letter dated 09/21/95.
Building 2700 (UST-2700-61)	Diesel	UST removed on 5/4/94.	Soil TPHC concentrations below 10,000 mg/kg. Closure Report submitted to NJDEP on 5/15/02.
Building 2700 (UST-2700-35)	#6 Fuel Oil	UST removed on 3/25/98.	A total of 500 CY of potentially contaminated soil removed during removal of the 5-#6 oil tanks. Closure Report submitted to NJDEP on 09/11/00. NJDEP Closure Approval Letter dated 10/23/00.
Building 2700 (UST-2700-36)	#2 Fuel Oil	UST removed on 3/25/98.	See 2700-35. Closure Report submitted to NJDEP on 09/11/00. NJDEP Closure Approval Letter dated 10/23/00.
Building 2700 (UST-2700-37)	#6 Fuel Oil	UST removed on 3/25/98.	See 2700-35. Closure Report submitted to NJDEP on 09/11/00. NJDEP Closure Approval Letter dated 10/23/00.
Building 2700 (UST-2700-38)	#6 Fuel Oil	UST removed on 3/25/98.	See 2700-35. Closure Report submitted to NJDEP on 09/11/00. NJDEP Closure Approval Letter dated 10/23/00.

Building Number	Name of Petroleum	Date of Storage, Release, or Disposal	Remedial Actions
	Product(s)		
Building 2700 (UST-2700-39)	#6 Fuel Oil	UST removed on 3/25/98.	Closure Report submitted to NJDEP on 09/11/00. NJDEP Closure Approval Letter dated 10/23/00.
Building 2700 (UST-2700-62)	Diesel	Product removed from UST on 5/28/93; UST removed on 9/10/93.	Closure Report submitted to NJDEP on 06/01/00. NJDEP Closure Approval Letter dated 8/29/00.
Building 2707 (UST-2707-47)	Waste Oil	UST removed on 9/15/98.	Tank never used; only contained water. No release noted. Closure Report submitted to NJDEP on 01/02/02.
Building 2707 (UST-2707-48)	4% CuSO ₄	UST removed on 9/10/98.	Never used; no release noted. Closure Report submitted to NJDEP on 01/02/02.
Building 2707 (UST-2707-49)	Ethylene Glycol, Water	UST removed on 9/14/98.	Never used; no release noted. Closure Report submitted to NJDEP on 01/02/02.
Building 2707 (UST-2707-50)	CuSO ₄ & H2O, H ₂ SO ₄ , 2% SOL	UST removed on 8/13/98.	Never used. No release noted. Closure Report submitted to NJDEP on 01/02/02.
Building 2707 (UST-2707-51)	Acetone	UST removed on 8/26/98.	No release noted; all VOCs=ND. Closure Report submitted to NJDEP on 01/02/02.
Building 2707 (UST-2707-40)	#2 Fuel Oil	Oil removed from UST on 11/29/94; UST removed on 8/10/98.	Small release along piping run cleaned up by additional excavation. Closure Report submitted to NJDEP on 03/29/99. NJDEP Closure Approval Letter dated 2/24/00.
Building 3010 (UST-3010-25)	#2 Fuel Oil	Tank was abandoned in place in November 1989.	No contamination observed. Residential UST with no DICAR and no contamination; no Closure Report required.
Building 3015 (UST-3015-26)	#2 Fuel Oil	Tank was abandoned in place in November 1989.	No contamination observed. Residential UST with no DICAR and no contamination; no Closure Report required.
Building 3021 (UST-3021-27)	#2 Fuel Oil	Closure Report submitted to NJDEP on 10/12/00. NJDEP Closure Approval Letter Dated 10/17/00.	Residential UST – tank and 113 tons of contaminated soil removed. No significant amount of contamination found in groundwater.
Building 3027 (UST-3027-28)	#2 Fuel Oil	Closure Report submitted to NJDEP on 02/26/96.	Residential UST - 13,300 mg/kg TPHC around fill piping; 8.7 cubic yards soil removed; highest remaining soil TPHC=493 mg/kg.
Building 3035 (UST-3035-29)	#2 Fuel Oil	UST removed on 11/1/89.	No contamination observed. Residential UST with no contamination; no Closure Report required.
Building 3050 (UST-3050-30)	#2 Fuel Oil	Closure Report submitted to NJDEP on 06/01/00. NJDEP Closure Approval Letter dated 8/29/00.	Residential UST - excavation TPHC was ND, except lines to Building=200 ppm, fill area=26,000 ppm BN=25,500 ppm 3/13/92. Further excavation completed.
Building 3216 (UST-3216-31)	#2 Fuel Oil	UST abandoned in place in November 1989.	No contamination observed; no closure report required.
Building 1203 (UST 1203-227)	Diesel	UST removed 11/1/09.	Closure report prepare, no indication of release.

Building Number	Name of Petroleum Product(s)	Date of Storage, Release, or Disposal	Remedial Actions			
	ASTs					
Building 2021 (AST-2021)	Diesel AST	No longer in use	None required			
Building 2043 (AST-2043)	Diesel AST	No longer in use	None required			
Building 2044 (AST-2044)	Used oil AST	No longer in use	None required			
Building 2070 (AST-2070-a)	500-gallon unleaded gasoline AST	No longer in use	None required			
Building 2070 (AST-2070-b)	500-gallon diesel AST	No longer in use	None required			
Building 2071(concrete pad east exterior)	275-gallon - Waste Oil AST	No longer in use	None required			
Building 2071 (asphalt west exterior)	100-gallon mobile refueling AST	No longer in use	None required			
Building 2507 (AST-2507)	Used oil AST	No longer in use	None required			
Building 2603 (AST-2603)	Diesel AST	No longer in use	None required			
Building 2630 (AST-2630)	Used oil AST	No longer in use	None required			
Building 2700 (AST-2700A)	Diesel AST	No longer in use	None required			
Building 2700 B (AST-2700B)	Diesel AST	No longer in use	None required			
Building 2704 (AST-2704)	Used oil AST	No longer in use	None required			
Building 2708 (AST-2708)	Diesel AST	No longer in use	None required			
Building 2567	Gasoline AST	No longer in use. Tanks is a multi-compartment unit for gasoline sales	None required			

DICAR – discharge investigation and corrective action report

TABLE 4 – Building Summary of Asbestos Containing Materials



Table 4
Phase 1 Transfer Parcels
ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
Golf Course	CWA	2000	YES	Tank insulation, pipe insulation (friable)
Golf Course	CWA	2001	NA	Existing Tennis Court
Golf Course	CWA	2002	NA	Existing Tennis Court
Golf Course	CWA	2018	Yes	Duct insulation (friable)
Golf Course	CWA	2020	NA	Existing Pool
Golf Course	CWA	2021	NO	Building gutted.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2022	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2023	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2024	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2025	YES	remaing may be on piping beind walls.
don course	CVVA	2023	1123	
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2026	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2027	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2028	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2029	YES	remaing may be on piping beind walls.
Jon Course	CWA	2029	ILS	peniang may be on piping being wans.

Table 4
Phase 1 Transfer Parcels
ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2030	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2031	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2032	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2033	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2034	YES	remaing may be on piping beind walls.
				ACM may have been removed and any
Golf Course	CWA	2035	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2036	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2037	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2038	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2039	YES	remaing may be on piping beind walls.

Table 4
Phase 1 Transfer Parcels
ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2040	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2041	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2042	YES	remaing may be on piping beind walls.
				Based on similar to Building 2035 survey;
				ACM may have been removed and any
Golf Course	CWA	2043	YES	remaing may be on piping beind walls.
Golf Course	CWA	2070	NO	Newer Building
Golf Course	CWA	2071	NO	Newer Building
Howard Commons	CWA	2600	Unknown	Not surveyed
Howard Commons	CWA	2603	Unknown	Not surveyed
Howard Commons	CWA	3001	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3002	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3003	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3004	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3005	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3006	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3007	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3008	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3009	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3010	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3011	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3012	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3013	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3014	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3015	YES	Based on similar to Building 3028 survey

Table 4
Phase 1 Transfer Parcels
ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
Howard Commons	CWA	3016	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3017	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3018	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3019	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3020	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3021	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3022	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3023	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3024	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3025	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	2026	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3027	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3028	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3029	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3030	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3031	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3032	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3033	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3034	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3035	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3036	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3037	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3038	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3039	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3040	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3041	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3042	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3043	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3044	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3045	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3046	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3047	YES	Based on similar to Building 3028 survey

Table 4
Phase 1 Transfer Parcels
ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
Howard Commons	CWA	3048	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3049	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3050	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3051	YES	Based on similar to Building 3028 survey
Howard Commons	CWA	3052	YES	Based on similar to Building 3028 survey
Parcel C	CWA	2275	NO	
Parcel C	CWA	2469	NO	Meter building
Parcel C	CWA	2701	Unavailable	No survey performed
Parcel C	CWA	2900	NO	Newer Building
Parcel C1	CWA	2539	YES	Floor Tile only, non-friable
Parcel C1	CWA	2540	NO	Newer Building
Parcel C1	CWA	2541	NO	Newer Building
Parcel F	CWA	2290	NO	Newer Building
Parcel F	CWA	2500	NA	Building Demolished
Parcel F	CWA	2501	YES	
				Based on survey from similar building 2506,
Parcel F	CWA	2502	YES	floor tile only, non-friable
Parcel F	CWA	2503	NO	
Parcel F	CWA	2504	YES	Based on survey from similar building 2506
Parcel F	CWA	2505	NA	Building Demolished
Parcel F	CWA	2506	YES	Floor tile only, non-friable.
Parcel F	CWA	2507	NO	
Parcel F	CWA	2508	YES	Floor Tile (non-friable); wall board (friable)
Parcel F	CWA	2510	Unavailable	No Survey Done
				Floor Tile (non-friable); pipe insulation
Parcel F	CWA	2525	YES	(friable)
Parcel F	CWA	2535	NA	Building Demolished
Parcel F	CWA	2560	NO	Newer Building
Parcel F	CWA	2566	NO	Newer Building

Table 4
Phase 1 Transfer Parcels
ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
Parcel F	CWA	2567	NO	
Parcel F	CWA	2568	NA	Building Demolished
Parcel F	CWA	2569	Unavailable	No Survey Done
Parcel F	CWA	2625	NO	Newer Building
Parcel F	CWA	2627	NO	Newer Building
Parcel F	CWA	2628	NO	Newer Building
Parcel F	CWA	2629	NO	Newer Building
Parcel F	CWA	2630	NO	Newer Building
Parcel F	CWA	2632	NO	Newer Building
				Transite and floor tile (non-friable); pipe
Parcel F	CWA	2700	ACM	insulation (friable)
Parcel F	CWA	2702	Unavailable	No Survey Done
Parcel F	CWA	2703	NA	Flag Pole
Parcel F	CWA	2704	YES	
				Floor Tile (non-friable); pipe insulation
Parcel F	CWA	2705	YES	(friable)
Parcel F	CWA	2706	Unavailable	No Survey Done
Parcel F	CWA	2707	NO	Newer Building
Parcel F	CWA	2708	NO	Newer Building
Parcel F	CWA	2709	NO	Newer Building
Parcel F	CWA	2710	NO	Newer Building
Parcel F	CWA	2712	Unavailable	No Survey Done
Parcel F	CWA	2713	NO	Newer Building
Parcel F	CWA	2715	NO	Newer Building
Parcel F	CWA	2718	NO	Newer Building
Parcel B	MP	1200	YES	
Parcel B	MP	1201	NO	
Parcel B	MP	1202	NO	
Parcel B	MP	1203	NO	
Parcel B	MP	1204	NO	Building Gutted
Parcel B	MP	1205	NO	Building Gutted
Parcel B	MP	1222	Unavailable	No Survey Done

Table 4 Phase 1 Transfer Parcels ACM Information By Building

Phase 1 Parcel	Fort Monmouth Area	Building Number	ACM Present	Comment/Description
Parcel B	MP	1224	NO	Brick Bus Shelter
Parcel B	MP	1225	NO	Brick Bus Shelter
Parcel B	MP	1230	NO	Newer Building
Parcel B	MP	1231	NO	Newer Building
				Ŭ

CERCLA NOTICE, COVENANT, AND ACCESS PROVISIONS AND OTHER DEED PROVISIONS

The following CERCLA Covenant and Access Provisions, along with the Other Deed Provisions, will be placed in the deed in a substantially similar form to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities.

1. CERCLA NOTICE

- A. Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)), available information regarding the type, quantity, and location of hazardous substances and the time at which such substances were stored, released, or disposed of, as defined in section 120(h) is provided in Enclosure 4, attached hereto and made a part hereof. Additional information regarding the storage, release, and disposal of hazardous substances on the property has been provided to the Grantee, receipt of which the Grantee hereby acknowledges. Such additional information includes, but is not limited to, the following documents: U.S. Army, BRAC 2005 Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, Final, 29 January 2007; U.S. Army, BRAC 2005 Site Investigation Report Fort Monmouth, Final, 21 July 2008; Baseline Ecological Evaluation Report, May 2012 U.S. Army, Environmental Condition of Property Update Report, Fort Monmouth, Monmouth County, New Jersey, January xx, 2013; and U.S. Army, Finding of Suitability to Transfer, Charles Wood Area and Main Post Parcel B, Fort Monmouth, New Jersey, Final, March XX, 2013.
- B. Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the property is provided in Enclosure 4, attached hereto and made a part hereof. Additional information regarding the remedial action taken, if any, has been provided to the Grantee, receipt of which the Grantee hereby acknowledges. Such additional information includes, but is not limited to, the following documents: U.S. Army, BRAC 2005 Environmental Condition of Property Report Fort Monmouth, Monmouth County, New Jersey, Final, 29 January 2007; U.S. Army, BRAC 2005 Site Investigation Report Fort Monmouth, Final, 21 July 2008; Baseline Ecological Evaluation Report, May 2012; U.S. Army, Environmental Condition of Property Update Report, Fort Monmouth, Monmouth County, New Jersey, March 21, 2013; and U.S. Army, Finding of Suitability to Transfer, Charles Wood Area and Main Post Parcel B, Fort Monmouth, New Jersey, Final, March XX, 2013.

2. CERCLA COVENANT

Pursuant to section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B)), the United States warrants that –

- A. All remedial action necessary to protect human health and the environment with respect to any hazardous substances identified pursuant to section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the property has been taken before the date of this deed, and
- B. Any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.

3. RIGHT OF ACCESS

- A. Pursuant to section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(iii)), the United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which an environmental response action or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee and its successors and assigns, and shall run with the land.
- B. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means, but without significant additional costs to the United States, to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of any work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee, nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

C. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause. Provided, however, that nothing in this paragraph shall be considered a waiver by the Grantee, its successors and assigns, of any remedy available to them under the Federal Tort Claims Act. In addition, the Grantee, its successors and assigns, shall not interfere with any response action or corrective action conducted by the Grantor on the Property.

4. "AS IS" CONDITION OF PROPERTY

- A. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the Property. The Grantee understands and agrees that the Property is conveyed "AS IS" without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in a suitable condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.
- B. No warranties, either express or implied, are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property will not constitute grounds for any claim or demand against the Grantor.
- C. Nothing in this "As Is" provision shall be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

5. HOLD HARMLESS

- A. To the extent authorized by New Jersey law, the Grantee, for itself, its successors and assigns, covenant and agrees to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the notices, covenants, conditions, and restrictions in this deed by the Grantee, its successors and assigns, and (2) any and all claims, damages, judgments, losses, and costs arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of the conveyance.
- B. The Grantee, for itself, its successors and assigns, covenants and agrees that the Grantor shall not be responsible for any costs associated with modification or termination of the notices, covenants, conditions, and restrictions in this deed including, without limitation, any costs

associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

C. Nothing in this "Hold Harmless" provision shall be construed to modify or negate the Grantor's obligation under the CERCLA Covenant or any other statutory obligations.

6. POST-TRANSFER DISCOVERY OF CONTAMINATION

- A. If an actual or threatened release of a hazardous substance or petroleum product is discovered on the Property after the date of the conveyance, the Grantee, its successors or assigns shall be responsible for such release or threatened release of such newly discovered hazardous substance or petroleum product unless the Grantee, its successors or assigns is able to demonstrate that such release or threatened release of such newly discovered hazardous substance or petroleum product was due to Grantor's activities, use, or ownership of the Property. If the Grantee, its successors or assigns believe the newly discovered hazardous substance or petroleum product is due to the Grantor's activities, use, or ownership of the Property, the Grantee, its successors or assigns shall immediately secure the site and notify the Grantor of the existence of the hazardous substance or petroleum products and Grantee, its successors or assigns shall not further disturb or allow the disturbance of such hazardous substance or petroleum product without the prior written permission of the Grantor.
- B. The Grantee, for itself, its successors and assigns, as part of the consideration for the conveyance of the Property, hereby agrees to release the Grantor from any liability or responsibility for any claims arising solely out of the release or threatened release of any hazardous substance or petroleum product on the Property occurring after the date of the delivery and acceptance of this Deed, where such hazardous substance or petroleum product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents, contractors, or any other person other than the Grantor after the date of the conveyance herein. This provision shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations, or the Grantor's indemnification obligations under applicable laws.

7. ENVIRONMENTAL PROTECTION PROVISIONS

The Grantee shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the Environmental Protection Provisions set forth in Enclosure 8, attached hereto and made a part hereof, and shall require the inclusion of the said "Environmental Protection Provisions" in all subsequent deeds, easements, transfers, leases, or grant of any interest, privilege, or license in, of, on, or to the Property or any portion thereof.

ENVIRONMENTAL PROTECTION PROVISIONS

The following conditions, restrictions, and notifications will be placed, in a substantially similar form, in the deed to ensure that there will be no unacceptable risk to human health and the environment.

1. LAND USE RESTRICTIONS

- A. The Department of the Army has undertaken careful environmental study of the Property and concluded that the ground water use restriction set forth below is required to ensure protection of human health and the environment. The Grantee, its successors or assigns, shall not undertake nor allow any activity on or use of the property that would violate the land use restrictions contained herein.
 - 1) **Groundwater Restriction.** Grantee is hereby informed and acknowledges that the groundwater adjacent to the Property may contain volatile organic concentrations above the New Jersey Ground Water Quality Standards (NJGWQS). The Grantee, its successors and assigns shall not access or use groundwater underlying the Property for potable uses without the prior written approval of United States Department of the Army, and the NJDEP. For the purpose of this restriction, "groundwater" shall have the same meaning as in section 101(12) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).
 - 2) Land Use Restriction. Grantee is hereby informed and acknowledges that certain portions of the area adjacent to Building 2000 have soils remaining with PCB concentrations above the Residential but below non-residential use Soil Remediation Standards (otherwise known as ECP Parcel 12). This area of the property is restricted to non-residential uses and is subject to the provisions of the Deed Notice (see Figure B1 from Deed Notice (Attachment 1 to EPPs).
 - 3) **Notice of Groundwater Monitoring Wells**. The Grantee is hereby informed and does acknowledge the presence of approximately 50 groundwater monitoring wells on the Property. The locations of these monitoring wells are shown on maps included in Attachment 1 to the EPP). The Grantee shall not disturb or permit others to disturb the monitoring wells located on the Property without prior written approval from the Grantor and the NJDEP. Upon the Grantor's determination that a well is no longer necessary, the Grantor will close such well at the Army's sole cost and expense in accordance with applicable laws, regulations, and ordinances.
- B. Nothing contained herein shall preclude the Grantee, its successors or assigns from undertaking, in accordance with applicable laws and regulations and without any cost to the Grantor, such additional action as would be necessary to allow for other less restrictive use of the

Property otherwise prohibited by this provision. Prior to any such use of the Property, the Grantee shall consult with and obtain the approval of the Department of the Army, and the New Jersey Department of Environmental Protection. Upon the Grantee's obtaining the approval of the Department of the Army and the New Jersey Department of Environmental Protection, the Grantor agrees to execute an appropriate instrument modifying or terminating the land use restriction for recordation in the land records of Monmouth County, New Jersey. The recordation of any such instrument shall be the responsibility of the Grantee and shall be accomplished at no additional cost to the Department of the Army.

- C. The Grantee, its successors and assigns shall submit any requests to modify or terminate, as appropriate, the restrictions imposed herein to the Department of the Army and the New Jersey Department of Environmental Protection, by first class mail, postage prepaid, addressed as follows:
 - U.S. Army Engineers District, New York 26 Federal Plaza, Room 2007 (CENAN-RE-M) New York, NY 10278
 - ii. New Jersey Department of Environmental Protection Bureau of Case Assignment & Initial Notice Site Remediation Program 401 East State St. PO Box 420, 5th Floor (401-05H) Trenton, NJ 08625 -0420

2. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT

- A. The Grantee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing material (hereinafter referred to as "ACM") has been found on the Property. The Property may also contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground that contain friable and non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency have determined that unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.
- B. FOST Enclosure 6 contains a list of buildings on the property that have been determined to contain friable asbestos. The Grantee agrees to undertake any and all asbestos abatement in the aforementioned building that may be required under applicable law or regulation at no expense to the Grantor. The Grantor has agreed to transfer said building to the Grantee, prior to remediation or abatement of asbestos hazards, in reliance upon the Grantee's express representation and covenant to perform the required asbestos abatement or remediation of the building.
- C. The Grantee covenants for itself, its successors and assigns that its use and occupancy of the Property will be in compliance with all applicable laws and regulations relating to

asbestos. The Grantee, its successors and assigns, shall be responsible for any remediation or abatement of asbestos found to be necessary on the buildings or structures on the Property, including ACM in or on buried pipelines that may be required under applicable law or regulation.

- D. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the condition of the Property including, without limitation, any asbestos or ACM hazards or concerns
- 3. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT LIMITING THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSES
- A. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with information on lead-based paint hazards from risk assessment or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The Grantee is hereby informed and does acknowledge that residential buildings 2022 through 2042 and residential buildings 3001 through 3052 located on the Property are known or presumed to contain lead-based paint. Additionally, other non-residential buildings on the Property that were constructed prior to 1978 are presumed to contain lead-based paint.

The following records or reports available to the Grantor pertaining to lead-based paint and/or lead-based paint hazards on the Property have been provided to the Grantee:

- (a) ADS Environmental. Fort Monmouth Lead Hazard Assessment Project Summary prepared for Fort Monmouth DPW. July 16, 1996.
- (b) Fort Monmouth DPW cover letter for Lead-Based Paint Risk Assessment Summaries. June 30, 2005.
- (c) Versar, Inc. *Lead-Based Paint Risk Assessment Report for Selected Units at the Charles Wood Area*, prepared for U.S. Army DPW, Fort Monmouth, NJ. September 2000.

(d) Bureau Veritas North America, Inc. *Lead-Based Paint Survey* prepared for U.S. Army Garrison, Fort Monmouth, Directorate of Public Works. September 6, 2011.

- B. The Grantee hereby affirms receipt of the records or reports identified in this notice and covenant and the lead hazard information pamphlet required under 15 U.S.C. § 2696.
- C. The Grantee hereby acknowledges that it has had the opportunity to conduct the risk assessment or inspection required by 24 C.F.R. § 35.90(a) with regard to the Property. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of the Property with regard to lead-based paint and lead-based paint hazards.
- D. The Grantee for itself, its successors and assigns hereby covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as a residential dwelling, as defined in 24 C.F.R. § 35.86, without complying with all applicable laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of any building or structure on the Property where its use subsequent to the conveyance herein is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Grantor's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

4. NOTICE OF THE PRESENCE OF PESTICIDES AND COVENANT

- A. The Grantee is hereby notified and acknowledges that registered pesticides have been applied to the property conveyed herein and may continue to be present thereon. The Grantee further acknowledges that where a pesticide was applied by the Grantor or at the Grantor's direction, the pesticide was applied in accordance with its intended purpose and consistently with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) (7 U.S.C. § 136, et seq.) and other applicable laws and regulations.
- B. The Grantee covenants and agrees that if the Grantee takes any action with regard to the property, including demolition of structures or any disturbance or removal of soil that may expose, or cause a release of, a threatened release of, or an exposure to, any such pesticide, Grantee assumes all responsibility and liability therefore.

5. Notice of the Presence of Mold and Covenant

- A. The Grantee is hereby notified and acknowledges that mold has been found in Building 2700 on the property: Exposure to certain types of mold spores may result in allergic reactions in some persons. To the best of the Grantor's knowledge, the mold on the property does not pose a threat to human health or the environment.
- B. The Grantee covenants and agrees that its use and occupancy of the improvements will be in compliance with applicable laws and regulations relating to mold; and that the Grantor assumes no liability for future remediation of mold or damages for personal liability,

illness, disability or death, to the Grantee, its successors or assigns, or to any other person, including members of the general public, arising from or incident to exposure to or any other activity causing or leading to contact of any kind whatsoever with mold on the Property after the date of this deed, whether the Grantee, its successors or assigns have properly warned or failed to properly warn the individuals affected. The Grantee agrees to be responsible for any future remediation of mold found to be necessary on the Property.

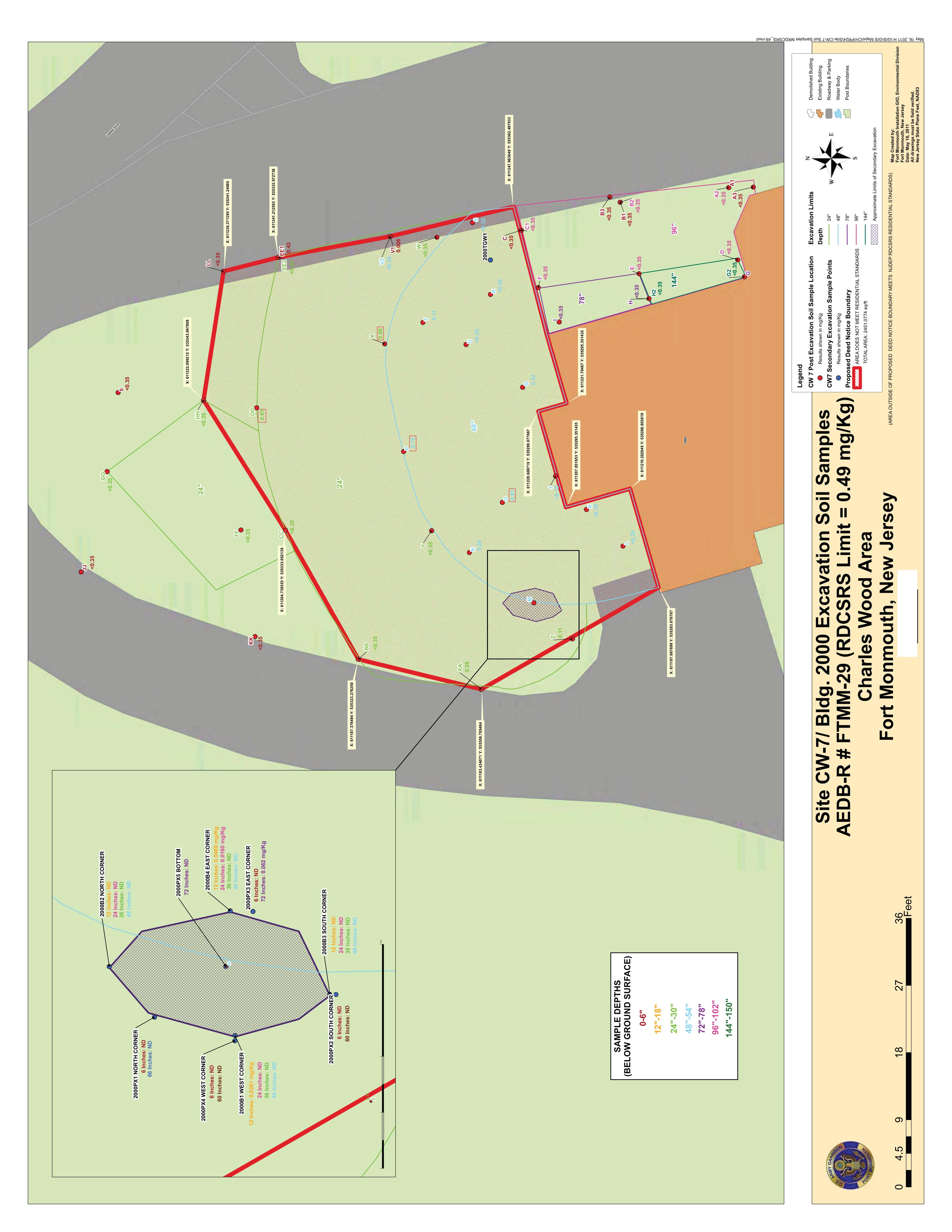
- C. The Grantee acknowledges that it has had the opportunity to inspect the improvements as to its mold exposure condition and any hazardous or environmental condition related thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the improvements, including, without limitation, any mold condition or concerns.
- D. No mold warranties either expressed or implied, are given with regard to the condition of the property, including, without limitation, whether the Property does or does not contain elevated levels of mold or is not suitable for a particular purpose. The failure of the Grantee to inspect, or to be fully informed as to the condition of all or any improvement offered, will not constitute grounds for any claim or demand against the United States.

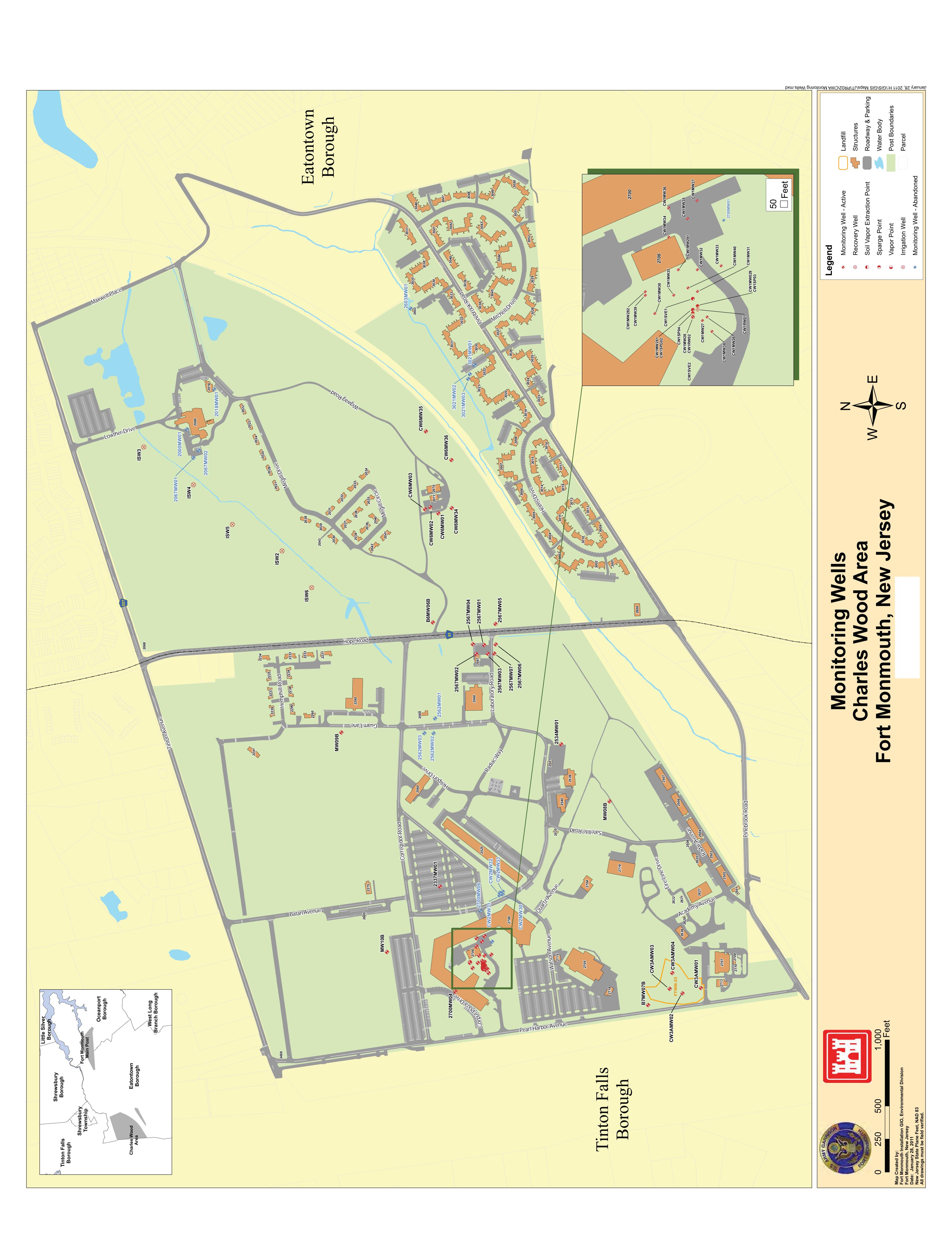
EPP Attachment 1

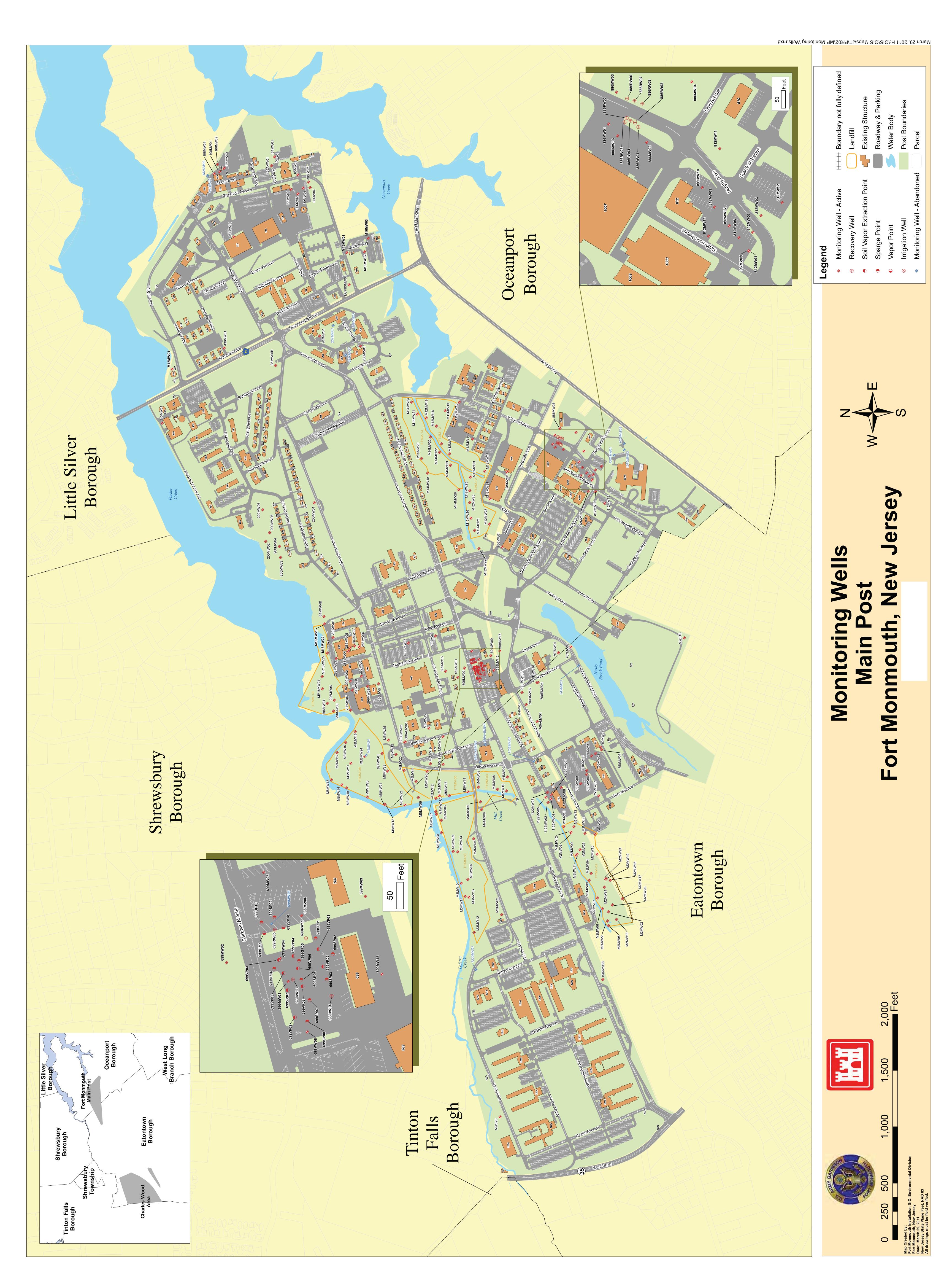
Site Maps

- Land Use Restriction Map Gibbs Hall Building 2000
- **Main Post Well Location Map**
- Charles Wood Area Well Location Map









Public and Regulatory Comments and Responses (to be added after public comment period)

